



3 Northload Bridge

GLASTONBURY, SOMERSET

Carter Jonas

3 NORTHLOAD BRIDGE GLASTONBURY SOMERSET BA6 9LE

Redevelopment opportunity in a popular location, 1 mile from Glastonbury.

- Semi-detached 4-bedroom cottage in need of refurbishment.
- Previously a public house.
- Enclosed garden.
- Outbuildings include a two-storey dilapidated barn with hayloft and adjoining workshop/garage.



LOCATION

Located on the B3151 Glastonbury to Wedmore/Meare road, just before the turning to Godney on the edge of Glastonbury (1 mile) and opposite Herbies Field which was previously allocated as the park and ride for Glastonbury.

Glastonbury is well-known for its Tor and the Glastonbury Festival which is held at Pilton. The town has a primary and secondary school as well as the independent school of Millfield which is known for its reputation for excellence. The nearby village of Street provides a range of shopping facilities including Clarke's outlet village, supermarkets, sports centre, lido, public houses and restaurants.

The Cathedral city of Wells which is often described as England's smallest city is approximately 6 miles away. The Bishops Palace, grounds and Vicars Close are often used in TV filming due to their picturesque nature which makes Wells a popular tourist attraction. Wells has been used as the film location of Hot Fuzz, The Huntsman: Winter's War, Elizabeth - The Golden Age and many more.

The property is part of the Mendip District and is located on the southern edge of the Mendip Hills. Local tourist attractions in the area include Cheddar Gorge and Caves, Wookey Hole, Glastonbury Tor and Abbey, various National Trust sites and the West Somerset Steam Railway. Taunton, the county town of Somerset is located 27 miles away.

The property is located 26 miles to the Victorian seaside town of Weston-Super-Mare, 26 miles to the Roman and Spa city of Bath and 28 miles to the Maritime city of Bristol which offer a range of tourist attractions for every age and interest. The expansive sands at Brean and Berrow are 22 miles away. Bristol international airport is 23

miles away. The property is ideally situated 14 miles from the M5 motorway at J23 and is easily accessible to the Quantock Hills, Somerset Levels and Exmoor National Park.

PROPERTY

3 Northload Bridge is a semi-detached cottage in need of refurbishment with UPVC double glazed windows and has a corner plot next to the A39 roundabout, next to Glastonbury reclamation.

UPVC entrance porch of 2.01m x 1.87m with ceramic tiled floor. Heavy wooden door into kitchen of 4.28m x 1.85m.

Door into dining room of 4.43m x 3.32m with wood burning stove. Door into hall with stairs to first floor accommodation. UPVC double glazed door to front leading out onto the road.

Snug of 4.84m x 3.42m with understairs cupboard, alcove with shelf and brick open fireplace with painted wooden mantle. UPVC double glazed window to front. Door leading into:-

Sitting room of 6.10m x 3.47m with open stone fireplace, stone hearth and wooden mantle. UPVC double glazed windows to front. Inglenook with stone open fireplace. Door into store of 7.61m x 2.41m with flagstone floor and wooden staircase leading to mezzanine of 5.17m x 2.11m with limited eave height, window to rear and door leading into second landing.

Rear hall of 2.21m x 1.93m accessed from the snug. Frosted window to rear. Second rear hall of 3.94m x 2.02m.

Shower room with a white suite of low level WC, wall mounted wash hand basin and walk-in shower cubicle. UPVC frosted window to rear. Utility room of

2.10m x 1.26m with rear door leading out to gardens. First floor landing with UPVC double glazed window to front overlooking the road. Access to roof void.

Bedroom 1 of 3.50m x 3.32m with UPVC double glazed window to side overlooking the road. Cloakroom with a white suite of close coupled WC and wall mounted wash hand basin. Frosted window to rear.

Bedroom 2 of 4.22m x 2.65m with wooden open fireplace. Bedroom 3 of 4.08m x 2.70m with door leading to second landing. UPVC double glazed window to front overlooking the road. Second landing with access to roof void. Door into mezzanine. Built-in cupboard.

Bedroom 4 of 3.56m x 2.72m with UPVC double glazed window to front overlooking the road and Herbies Field. Former doorway leading to bedroom 3 which has now been blocked but could be reinstated if required.

OUTSIDE

Gardens to front in a triangular shape with stone paths and enclosed by walls. Timber garden shed. Raised pond. Lean-to greenhouse. Gated access to the parking area.

Outbuildings include a two-storey barn conversion with a single storey extension including an outside former privy.

Coal shed of 3.40m x 2.94m with original flagstone floors. Outside store of 2.65m x 0.95m used as a washing area with outside tap.

Former stables of 4.55m x 3.83m with brick floor, original timber stabling and feed troughs. Wooden staircase to first

floor hayloft of 7.11m x 4.60m with hayloft door. Adjoining store of 4.86m x 2.52m with flagstone floor, brick walls, vaulted ceiling, power and lighting. Adjoining single storey garage/workshop of 8.32m x 4.87m with earth floor.

In front of the garage is an asphalt car parking area with parking for three vehicles. Former public house sign. Gated access into the gardens.



Sitting Room



Dining Room

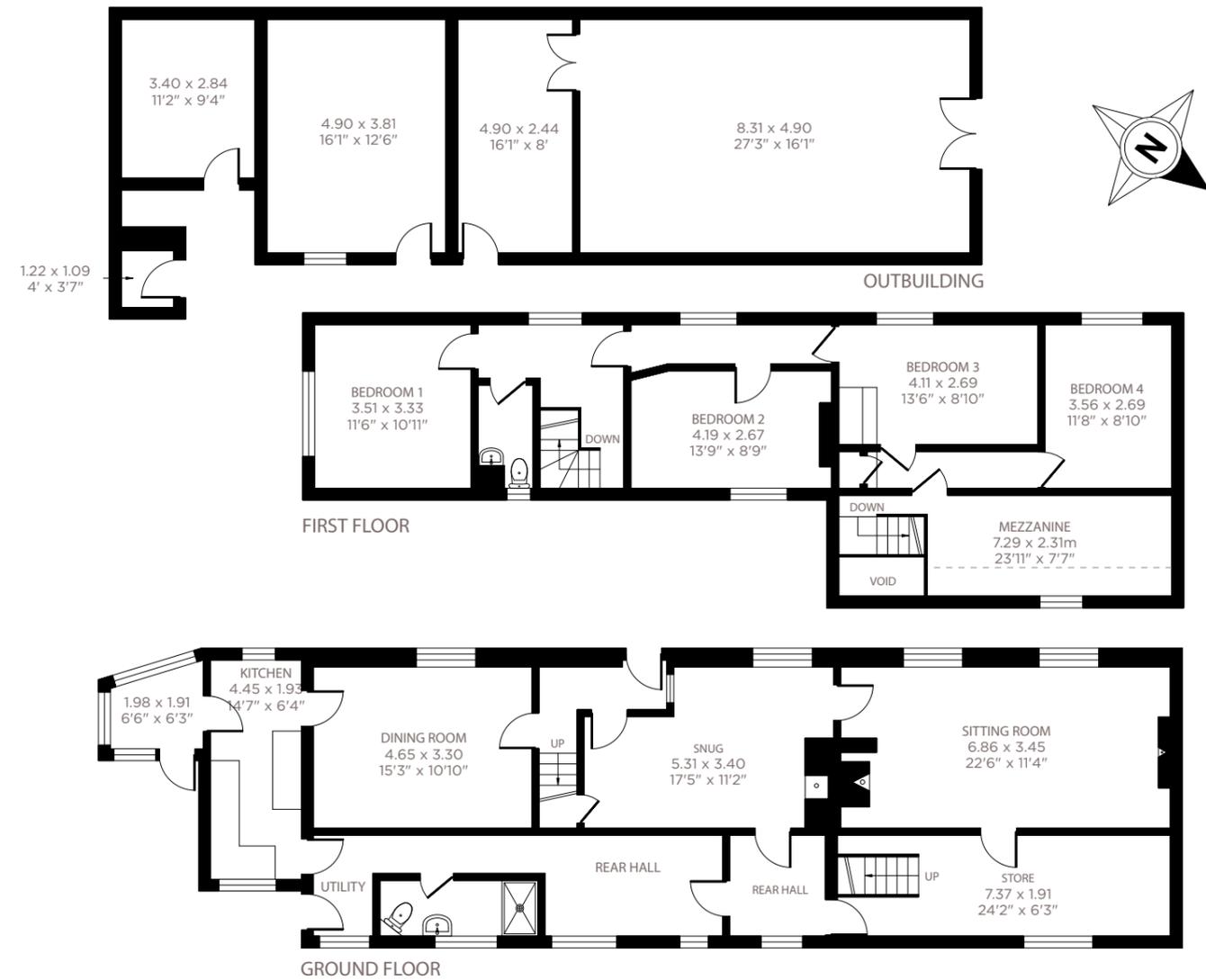


Snug



Bedroom 2





Denotes restricted head height

FLOOR PLAN

3 NORTHLOAD BRIDGE
GLASTONBURY
SOMERSET
BA6 9LE

Approximate area: 2089 sq ft (194 sq m)

TENURE & POSSESSION

The freehold interest is offered for sale at a guide price of £350,000 with vacant possession available on completion

EPC RATING

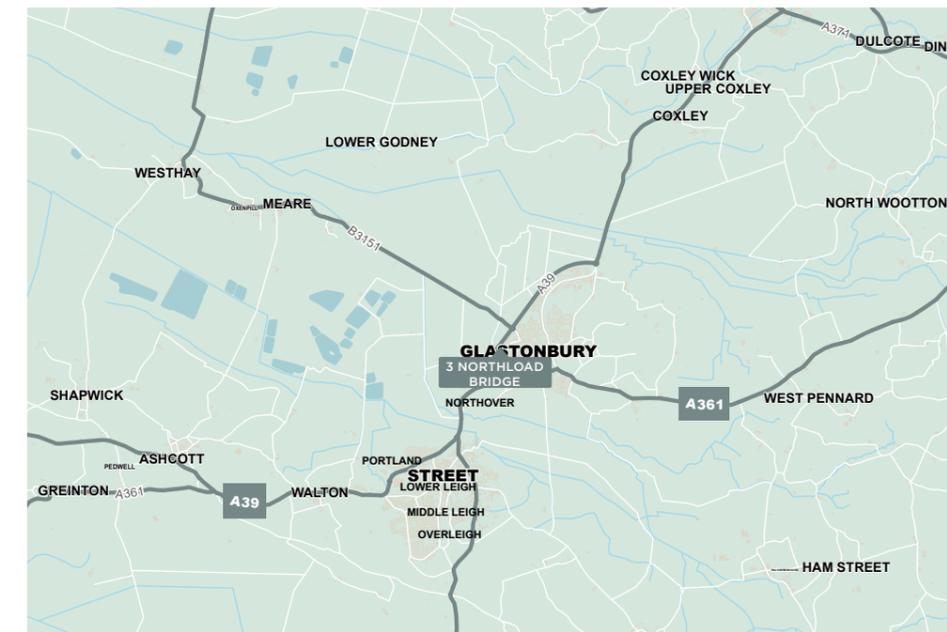
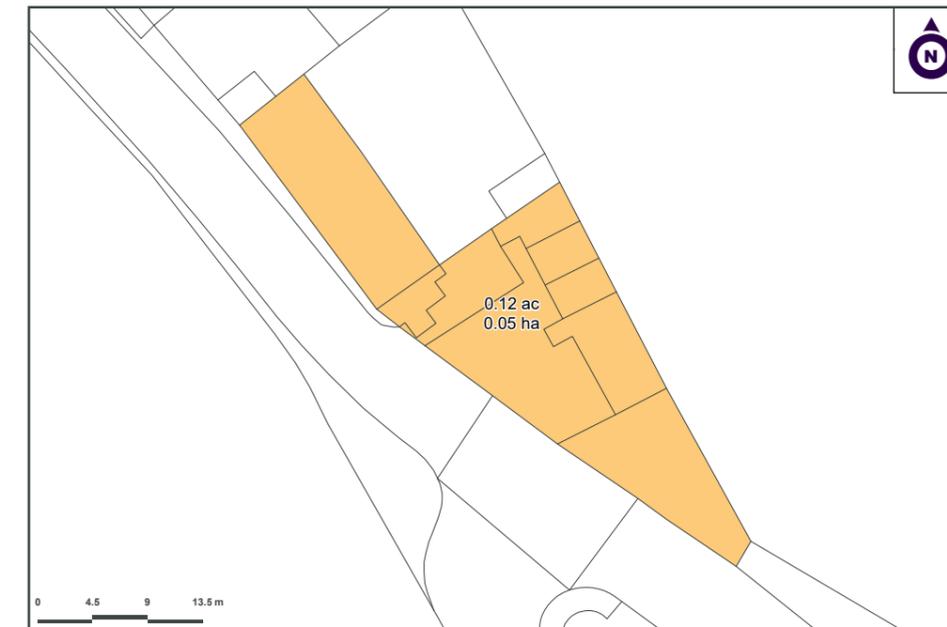
EPC rating: G

VIEWINGS

Strictly by appointment with agents Carter Jonas.



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For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.



TAUNTON

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