



Down House & Cottages

Glastonbury, Somerset

Carter Jonas

**Down House & Cottages  
Glastonbury Road  
Meare  
Somerset  
BA6 9SN**

**Holiday cottage complex  
for sale with views over  
to the Mendip Hills and  
Glastonbury Tor located in  
the village of Meare, 3 miles  
from Glastonbury and 9 miles  
from the popular cathedral  
city of Wells.**

The property comprises a 6-bedroomed period house, two semi-detached holiday letting cottages and a detached holiday cottage, all set within landscaped gardens and grounds including an outdoor heated swimming pool, hot tub, log cabin and outbuildings.

In all, extending to 0.64 acres.

For sale as a whole by private treaty.



## Location

Down House & Cottages is located within the rural Somerset village of Meare which provides a primary school, Post Office and farm shop. Further amenities and facilities can be found in Glastonbury (3 miles) including supermarkets, shops, restaurants, pubs, a church, schools and Glastonbury Abbey which is a visitor attraction in its own right, famous for King Arthur's Tomb and is used for events and concerts over the summer months.

The cathedral city of Wells, England's smallest city, is 9 miles away with Bishop's Palace and grounds along with Vicars Close, often used in TV filming due to its picturesque nature which makes Wells a popular tourist attraction. Wells has been used as the film location of Hot Fuzz, The Huntsman's Winters War, Elizabeth - The Golden Age and others.

Wells offers further amenities and facilities including Wells Cathedral School along with other state schools. The independent Sidcot School and Millfield School at Street are nearby.

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, various National Trust sites and the East Somerset Railway.

Taunton, the county town of Somerset, is located 26 miles away which is home to the Somerset Cricket Club. In addition, the town provides a multiplex cinema and hospital.

Down House is located 20 miles from the Victorian seaside town of Weston-Super-Mare, 29 miles from the Roman and spa city of Bath and 29.5 miles from the Maritime

city of Bristol which offers a range of tourist attractions. The expansive sands at Brea and Berrow are 17 miles away. Bristol International Airport is 21 miles.

The property is located approximately 12 miles from the M5 motorway at junction 23 (Puriton) and is easily accessible to the Quantock Hills, Somerset Levels and Exmoor National Park.

## The Business

Down House & Cottages has been in the same ownership since 2004 and is for sale due to retirement. The current owners have built up an established and profitable business, letting the three holiday letting cottages via their agent, Country Cottages, and also via Airbnb.

The property is in a good location with views over to Glastonbury Tor and near to the cathedral city of Wells. The road communications to the property are good via the M5 motorway.

The business ceased trading in 2019 due to personal reasons. The gross turnover in 2019 was £25,124 from the letting of the three cottages. Previously, repeat business was approximately 30% and the business traded under the VAT threshold.

There is potential to convert the car port and the workshop into an additional holiday letting cottage subject to gaining the relevant planning consents.

Previously the owners allowed the customers use the gardens and grounds including the log cabin next to the outdoor swimming pool and hot tub.

West Down Cottage could easily be incorporated back into the main house as an annexe for a dependent relative or family member if required.

The business does not currently have a website.

## Down House

Three storey property comprising on the ground floor of an entrance hall with Karndean wood effect flooring and original staircase with polished wooden balustrade to first floor, sitting room with fireplace, family room with fireplace, dining room, breakfast room, study, shower room, utility room and modern kitchen. Accessed externally is a boiler room.

At first floor, a gallery landing, 4-bedrooms, family bathroom, separate WC and airing cupboard. Bedroom 1 has an en-suite shower room.

At second floor are two further bedrooms.





# Floor plan

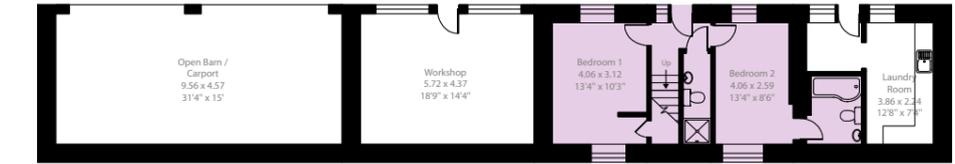
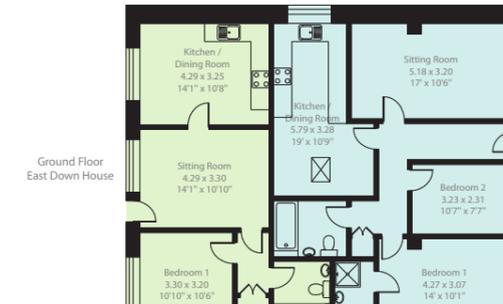
Down House & Cottages  
Glastonbury Road  
Meare  
Somerset  
BA6 9SN

**Approximate gross internal area:**  
4373 sq ft (406.2 sq m)

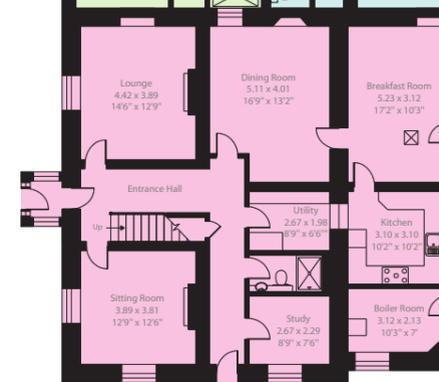
**Outbuilding:**  
1505 sq ft (139.8 sq m)

**Total:**  
5878 sq ft (546 sq m)

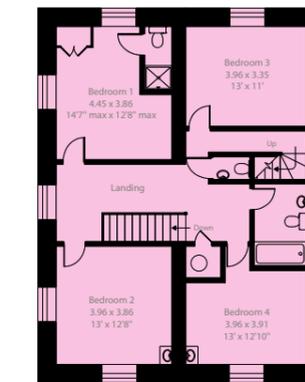
- KEY:**
- MAIN HOUSE
  - EAST DOWN
  - WEST DOWN
  - UPSIDE DOWN COTTAGE
  - LOG CABIN



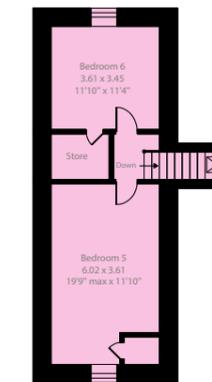
Ground Floor West Down House



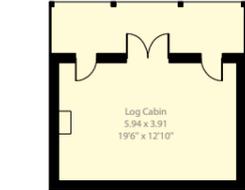
Ground Floor - Down House



First Floor - Down House



Second Floor - Down House



Upside Down Cottage First Floor

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

### The Cottages

Three self-contained holiday letting cottages, two adjoining the main house and a detached upside down cottage, all with fitted kitchens and modern white bathroom suites.

Each of the cottages have a dedicated outdoor space with seating for guests previously with garden furniture.

### Upside Down

Detached two-storey upside down cottage with 2 bedrooms, one with an en-suite bathroom, and a further shower room on the ground floor. At first floor level, an open plan sitting/dining room and kitchen area. (Sleeps 4).



### West Down

Single storey cottage comprising a hall, sitting room, kitchen/diner and bathroom. Two bedrooms, one with an en-suite shower room. (Sleeps 4).

(There is potential to interconnect West Down into the main house via the dining room to make an annexe for a dependent relative, if required).

### East Down

Single storey cottage providing a sitting room, separate kitchen/dining room, inner hall and bedroom with en-suite shower room. (Sleeps 2)





### Outside

Landscaped gardens and grounds are an integral part of the property which are laid mainly to lawn with mature trees, shrub and flower borders and two ornamental ponds. Set within the grounds is an outdoor heated swimming pool with electric heat exchange unit, patio area and sun terrace, all used previously by guests.

Timber log cabin with wooden floor, windows and French doors overlooking the outdoor swimming pool with a wood burning stove and skylights.

To the rear of the property is a decking area with views over the surrounding countryside, a hot tub and a vegetable patch.

To the front of the main house is an asphalt driveway with parking for 8/10 vehicles which gives access to the workshop and the car port where there is parking for a further 2/3 vehicles.

Next to the upside down cottage is the guest laundry with plumbing for a washing machine, power and additional storage for the holiday letting cottages.

### Method of Sale

The property is offered for sale by private treaty, inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

### Tenure & Possession

The freehold interest is being offered for sale with vacant possession available on completion.

### Services

The house and cottages are serviced by mains electricity, water and drainage.

Down House and Upside Down cottage are serviced by oil-fired central heating.

East Down and West Down are serviced by off-peak night storage heating.

### EPC Rating

Down House has an EPC rating of F.

### Council Tax

Band: F

### Local Authorities

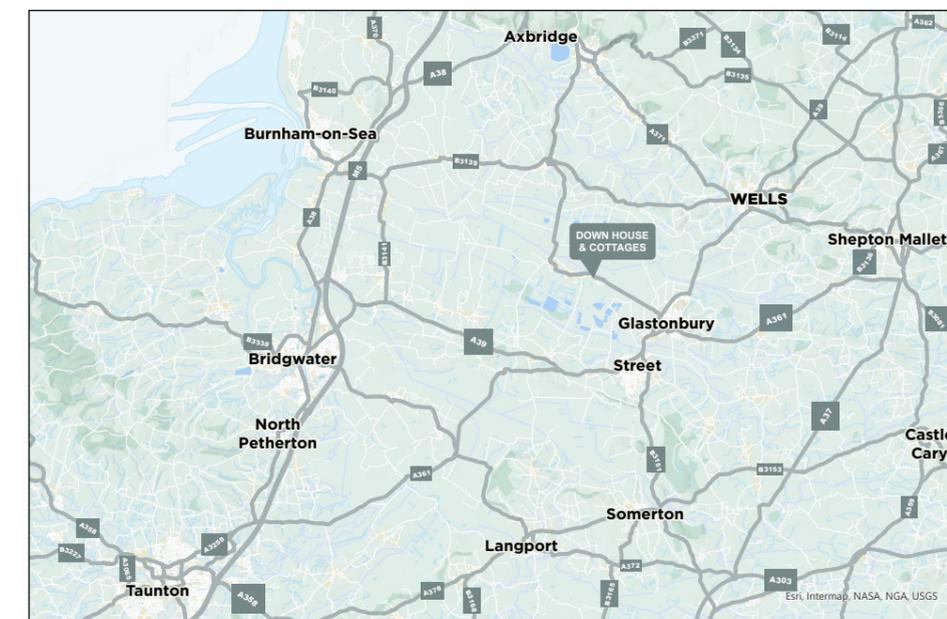
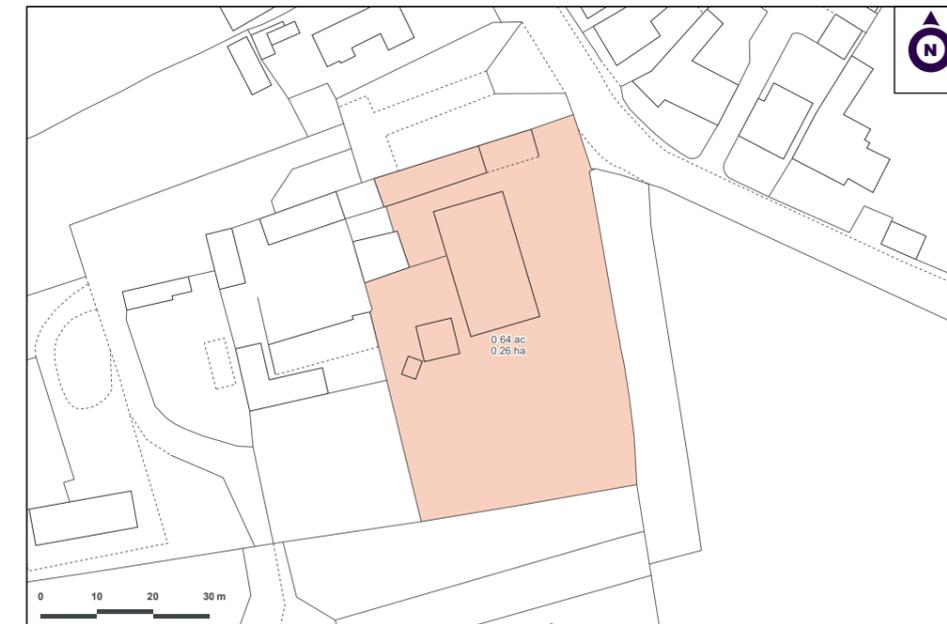
Somerset Council  
[www.somerset.gov.uk](http://www.somerset.gov.uk)

### Viewings

Strictly by appointment with agents  
Carter Jonas.



[/// reapply.limits.donation](http://reapply.limits.donation)





## Leisure

01823 428 590 | [leisure@carterjonas.co.uk](mailto:leisure@carterjonas.co.uk)  
07968 216 596 | [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk)  
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

## National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)  
18 Davies Street, Mayfair W1K 3DS

## Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

[carterjonas.co.uk](http://carterjonas.co.uk)  
Offices throughout the UK



**Carter Jonas**

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE