

BOW STREET

gth

LANGPORT





Poppins, Bow Street, Langport Somerset, TA10 9PR

*Somerton 3 miles; Street 10 miles; Bridgwater 11 miles;
Yeovil 12 miles; Taunton 13 miles*

 2
  3
  2
  94sq m

Located in the heart of town with ample parking, this unmodernised 3-bedroom detached house boasts direct access to the levels and offers great development potential (subject to PP).

Freehold Guide Price £400,000

DESCRIPTION AND OUTSIDE

Available for the first time in nearly a century is this exciting plot situated in the centre of Langport. With ample parking, this unmodernised period house presents a prime investment opportunity on a plot in excess of 200ft length with direct access to the Levels. There are various future development options (subject to the appropriate planning permissions).

The current house features three bedrooms and two reception rooms and is well maintained but unmodernised.

Behind the two large barn structures once used to house coaches is a beautiful garden with access onto the levels with views towards the railway viaduct framing the scene.

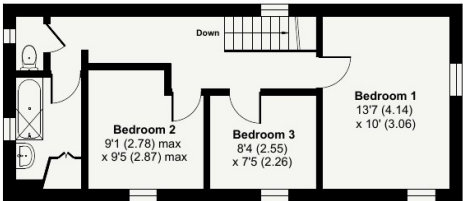
KEY FEATURES

- No onward chain
- Detached property in central town location
- Three bedrooms and two reception rooms
- Large barn structures with fantastic conversion potential
- Garden with access to the levels and attractive views



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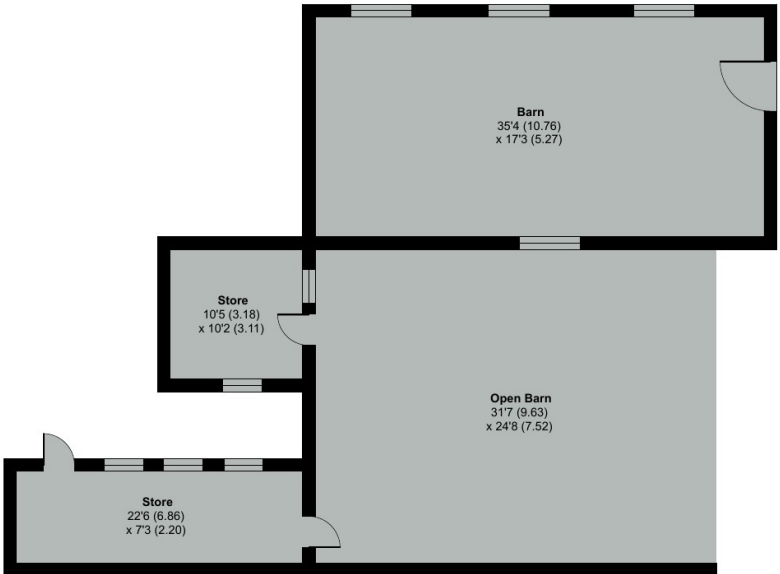
Approximate Area = 1012 sq ft / 94 sq m
Outbuilding = 878 sq ft / 81.5 sq m
Total = 1890 sq ft / 175.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Greenslade Taylor Hunt. REF: 1484476



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	30 F	
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

SITUATION

The historic market town of Langport offers a fine level of amenities with numerous independent retailers and a selection of cafes, coffee shops, and public houses. The town offers a supermarket library, doctor, dentist & veterinary surgeries, primary school, and Huish Academy with Sixth Form & adjoining sports centre.

Mainline train stations are offered in nearby Castle Cary (Paddington line) and Yeovil (Waterloo line) whilst road communications are well catered for via the A303 and M5 (Taunton/Bridgwater)

SERVICES AND OUTGOINGS

We understand that mains electric, water, and drainage are connected to the property. Please note that whilst mains gas is located at the property, it would need linking up to the main line (connection available on the premises). Night storage heaters are in situ to provide heating. **Council Tax:** Somerset Council—Band D.

DIRECTIONS What3words:///skyrocket.acoustics.piston

ADDITIONAL INFORMATION

Broadband: Ultrafast broadband is available—highest available estimated download speed 1000 Mbps. (Ofcom)

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a very low risk of flooding.





VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

4 Parrett Close, Langport, Somerset, TA10 9PG

Email: residential.langport@gth.net

Tel: 01458 250589 | Ref: LAN230064

GREENSLADE TAYLOR HUNT
www.gth.net