WAGG DROVE

gth

HUISH EPISCOPI









Trystings, Wagg Drove, Huish Episcopi, Langport, Somerset TA10 9ER

Langport 1 mile; Yeovil & Bridgwater 12 miles; Taunton 13 miles

3 | 4 | 3 | 215sqm

A beautifully presented and charming, extended cottage occupying a peaceful semi-rural situation. With a host of well-appointed internal accommodation, pleasant and varied 3/4 acre plot, solar panels, and large garage with attached office offering superb annexe potential.

Freehold Guide Price £800,000

DESCRIPTION

Occupying an idyllic position in the highly desirable South Somerset village of Huish Episcopi is this characterful family home, which has been significantly extended from the original 1860's cottage to create a wonderful home full of light, charm, and space. The home has been sympathetically updated throughout the years, including a recent scheme of works by the current owner.

The property is accessed from the front through a beautiful solid oak door with original features and furniture, leading into an entrance porch with flagstone flooring that continues through to the large hallway, which features a downstairs shower room with WC and hand basin. At the rear, the original cottage downstairs has been turned into one large, open sitting room with an attractive fireplace with stone mantle and Lias hearth with woodburning stove inset, whilst a trio of glazed windows/door to the south elevation bring in a wealth of light. The room is carpeted and pleasantly decorated, offering a superb reception space.

The kitchen enjoys a central position within the house and has been fitted with a range of chic wall and base units with quartz-effect laminate worktops and tiled splashbacks, 5-ring gas hob, eye-level double oven/grill, full-height pantry cupboard, sink with drainer, and space for a dishwasher. The modern kitchen design elegantly contrasts with the flagstone floors, which feature in the room. To the opposite end of the kitchen is ample space for a large dining table, with glazed patio doors leading out to the courtyard-style part

of the garden, offering a seamless and sociable transition to the outside space. Adjacent to the kitchen/diner is the superb family/garden room. With its vaulted ceiling, solid oak floor, attractive stone fireplace with woodburner inset, and wall of windows and sliding patio doors overlooking the garden, the room is a superb addition to the home. Completing the downstairs accommodation is firstly a utility room with space and plumbing for a washing machine and tumbledrier, and rear door providing external access. Finally, at the opposite end of the house is an additional room which doubles as an ideal office - located away from the main hubs of the house - or a fifth bedroom, benefiting from close access to the downstairs shower room.

An attractive solid oak staircase leads up from the hall to the first floor landing, providing access to all the principal rooms upstairs and boasting a boarded loft with ladder and light. The master bedroom is an impressive size, benefitting from a large walk-in-wardrobe and en-suite fitted with a large shower cubicle, WC, and his/her basins within large vanity unit. The remaining bedrooms consist of two good sized double rooms - one carpeted and one with exposed floorboards - and a further bedroom which is currently used as a craft room but would fit a double bed. Completing upstairs is the family bathroom consisting of a bath with shower over, WC, and hand basin.

OUTSIDE

One of the stand out features of Trystings is its superb, 0.76 acre plot, enjoying a peaceful and scenic setting. Immediately adjacent to the property on the south side is an open faux-courtyard-style garden, where a patio immediately adjacent to the kitchen/diner with a stylish glazed veranda over offers the ideal al fresco dining area within a gravelled garden interspersed with established shrubs and trees, and a stone wall forming the southern boundary. This leads round to the rear garden which consists of a large area of lawn with several mature trees backing onto a further small paddock, where ample wildlife can be seen including foxes, deer, badgers, rabbits, and more. To one corner of the plot is a gardeners patch, with greenhouse, raised beds, and potting shed, whilst back towards the house is a large summer house which has been utilised as a bar, equipped with power and lighting, hosting a small woodburning stove, and offering a pleasant covered seating area which overlooks the rear garden. Immediately adjacent to the garden room is a decking with heated hot tub; yet another social space to sit and enjoy the garden whilst remaining connected to the property. To the front of the home is a large gravelled driveway, at the centre of which sits a large double garage, equipped with power and lighting with mezzanine storage area and electric roller door. Attached to







the rear of the garage is a large office with windows looking out to the garden, suitable as a superb office space as is, whilst also offering superb annexe potential, with water and drainage already being connected to a sink and WC in the room. The property is fronted by a high stone wall offering security and privacy, whilst numerous other features can be found throughout the outside, including a well, a treehouse, log store, garden store, and more. Overall, the garden boasts a scenic and private setting with highly social elements and relatively low maintenance, given the size.

SERVICES & OUTGOINGS

We understand that mains electric, and water are connected to the property. Gas fired central heating with solar photovoltaic panels. **Council Tax:** Somerset Council—Band F

DIRECTIONS

What3words:///dinosaur.donates.interests

ADDITIONAL INFORMATION

Broadband: Highest estimated download speed 49mbps (Ofcom) **Mobile Coverage:** Available via EE, Three, O2, and Vodafone **Flooding:** The property is in an area at high risk of flooding (defined as a risk of 3% or more) however it is worth noting has no known flood history and is fully insured through a high street insurer.

SITUATION

Trystings enjoys a semi-rural situation in the attractive village of Huish Episcopi, on the outskirts of the historic market town of Langport. There are local amenities within the village including popular inn, Huish Academy with Sixth Form & sports centre with facilities for all ages, primary school, bookshop/café, and church. Locally, there are numerous countryside walks across farmland or down to the river Parrett, with National Trust sites, woodlands, bird sanctuaries etc. also nearby. The busy market town of Langport is just one mile distant, with a good range of everyday amenities including supermarket, post office, banking services, doctors' and dentists' surgeries, veterinary surgery, library, shops, cafés, weekly market, etc.

The county town of Taunton lies 13 miles to the west and enjoys a comprehensive range of shopping, recreation, scholastic and commercial amenities. The other major centres of Yeovil (Yeovilton), Bridgwater (Hinkley Point & Gravity) and Street (Millfield) are all within 15 miles, whilst the M5 motorway and A303 are both within 10 miles, with Bristol and Exeter airports both under an hour's drive. Mail line rail links can be found at Taunton (Exeter & Bristol) / Castle Cary (Paddington) and Yeovil (Waterloo).





VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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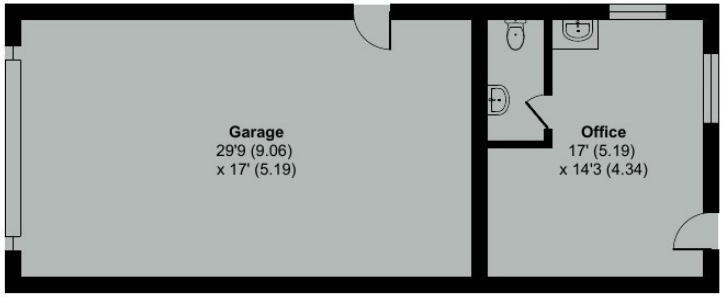
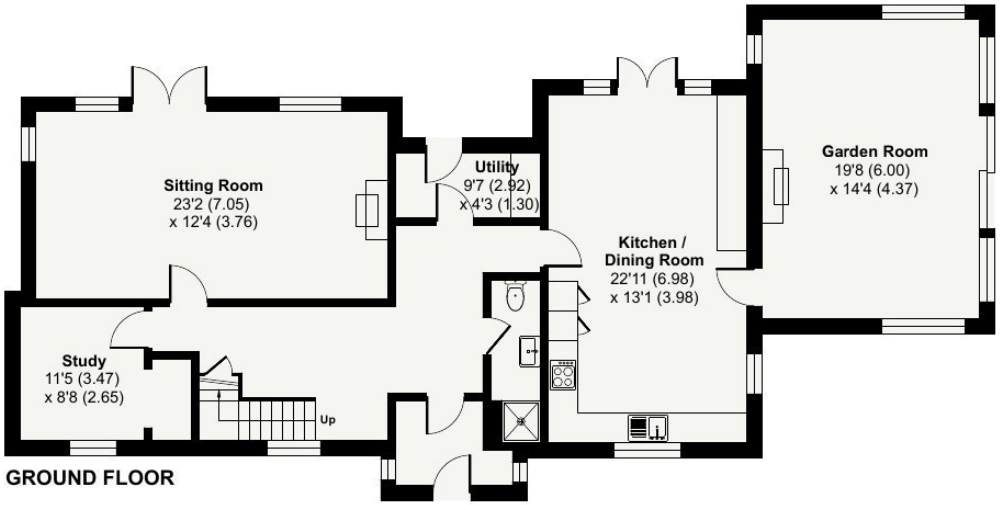
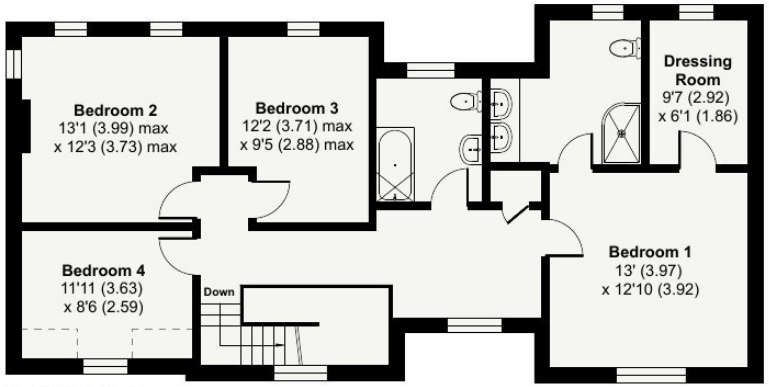
Approximate Area = 2293 sq ft / 213 sq m
Limited Use Area(s) = 16 sq ft / 1.4 sq m
Garage = 506 sq ft / 47 sq m
Outbuilding = 242 sq ft / 22.4 sq m
Total = 3057 sq ft / 283.8 sq m
For identification only - Not to scale



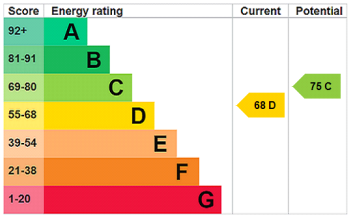
GARAGE / OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1431767

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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.









