PICTS HILL

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LANGPORT









Stamford, Picts Hill, Langport, Somerset, TA10 9AA

Langport 1 mile; Somerton 4 miles; Yeovil 12 miles; Taunton 14 miles

3 | 3 | 2 | 142 sqm

A beautifully presented, generous bungalow, which has been tastefully renovated, on the edge of Langport, with large plot, single & double garages, shepherds hut, and ample off-road parking.

Freehold Guide Price £595,000

DESCRIPTION

Introducing Stamford; a well-appointed and nicely proportioned home which has been thoroughly updated inside and out by the current owners. The highly social home features an array of modern conveniences and a beautiful 1/3 acre plot which boasts a wealth of parking, outbuildings and garden space.

The home is accessed from the front through a handy porch, leading into the entrance hall. Stamford is well-laid out, with two downstairs bedrooms located to the left and living accommodation to the right. Both bedrooms are good size doubles and are located near to the family bathroom, which is fitted with a modern suite of bath with shower over, WC, and hand basin. The dressing room - which previously served as a fourth bedroom - is equipped with a range of floor-to-ceiling wardrobes offering ample storage, and a door leading out to the snug on the back. With windows on three sides and glazed door to the rear, the room serves as a multi-functional space; ideal as a home office, craft room, or simply as a garden room to sit and enjoy. The kitchen lies at the rear of the property and has been fitted to a high standard with a range of units with marble-effect compressed laminate worktops, matching full-height pantry cupboards and coffee station/bar unit, electric range with 5-ring hob, integrated dishwasher, fridge, freezer and sink, with a Venetian plastered feature wall finishing off the room beautifully. A door leads out to the rear offering an attractive outlook into the garden, Beyond the kitchen is a utility area, with space and plumbing for a

washer/dryer and side door to the carport. A shower room is adjacent, fitted with large cubicle, WC and hand basin. To the front of the property lies the sitting and dining rooms, both with large windows to the front. The sitting room features a woodburning stove with oak mantle and surround, and a built-in media wall, which is linked to the CCTV cameras, offering a great amount of security. Stairs rise from the dining room up to the third bedroom, with dormer window overlooking the garden and an array of built-in storage, completing the internal accommodation.

The property also benefits from approved planning permission (23/03158/HOU) to convert the existing single garage into a superb master suite. The planning consent will be in place indefinitely as the application included the erection of the detached double garage, which has already been completed, thus qualifying as commenced.

OUTSIDE

Stamford enjoys a varied and attractive 0.3 acre plot with ample space to the front and rear. The garden is characterised by three principle sections: immediately adjacent to the property is a highly social area, consisting of a large patio with fixed covered canopy which provides shade for al-fresco dining, and an outdoor kitchen underneath the double-length carport. Beyond this is a more 'formal' style garden, laid to grass with mature borders, creating an attractive space to enjoy. Finally, a large gardeners patch enjoys five raised beds and a pair of greenhouses, offering a small faux-allotment-type space to grow fruit and veg.

The garden boasts two large sheds with power, lighting and a sink, and on the opposite side a personnel door leads into the single, attached garage, which is also accessible from the front drive via an electric roller door. The property is approached from the road over a gated tarmac driveway leading to a large gravel parking area which also boasts a large, detached double garage with electric doors. Stamford also features an insulated shepherds hut with electric and heater, again flexible for an array of uses, benefitting from full Wi-Fi from the house. All in all, Stamford's plot offers a wealth of variety and space, ideal for a wide range of lifestyles.

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are all connected to the property. Oil fired central heating. **Council Tax:** Somerset Council—Band E

ADDITIONAL INFORMATION

Broadband: Highest estimated download speed 66 Mbps (Ofcom). **Mobile Coverage:** Available via EE, O2, THREE and VODAFONE. **Flooding:** The property is in an area at no risk of flooding







SITUATION

Stamford is located on the edge of the popular village of Huish Episcopi, with the sought after Huish Episcopi Academy nearby, close to the attractive market town of Langport.

Huish Episcopi offers local amenities including the hugely popular Rose & Crown (Eli's) Inn, book shop, Huish Episcopi Academy & adjoining sports centre with facilities for all ages, and the famous parish church of St. Mary's. Langport, just a mile away, features a wide range of day to day amenities including supermarket, petrol station, post office, doctors, dentists, cafés, banking services and a myriad of other artisanal market stores.

The larger towns of Taunton (13mi), Yeovil (11mi), Bridgwater (10mi), and Street (8mi) all offer an extensive range of shopping, scholastic, recreational, leisure and commercial facilities, as well as hospitals, motorway access (M5) and train lines (Taunton/Castle Cary and Yeovil). The A303 is also within easy reach, offering direct access to the home counties.

DIRECTIONS

What3words:///waltz.uptake.sugars

From GTH Langport's office, take the A372 eastwards out of the town. At the roundabout, take the second exit heading onto the B3153 towards Somerton, going up Picts Hill. At the top of the hill, just after the pedestrian crossing, take a left, signposted for High Ham. Stamford will be the first property on your right hand side.







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT

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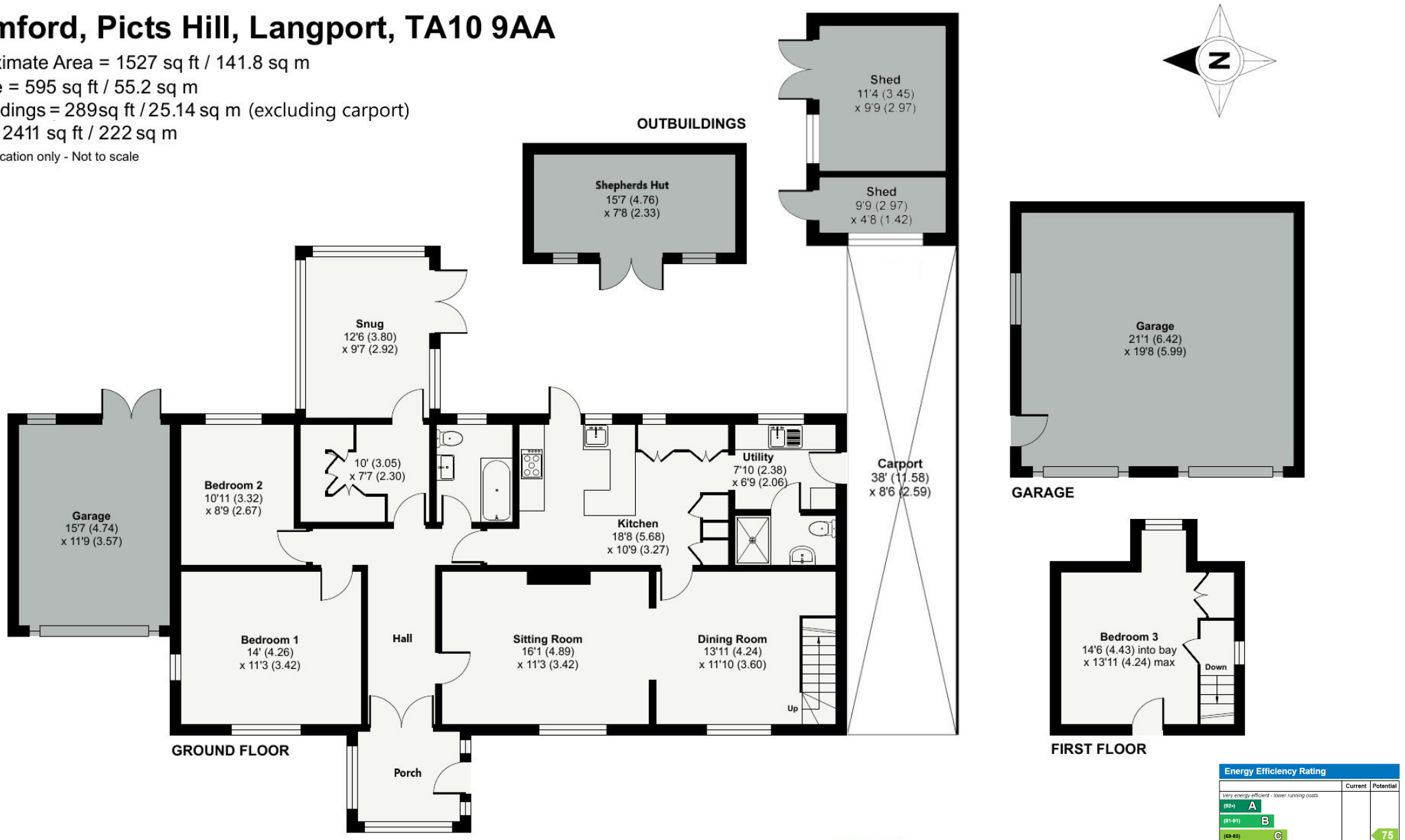
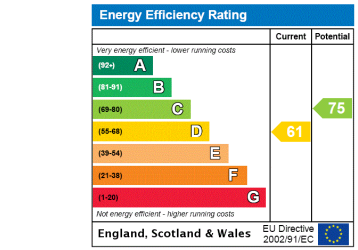
Stamford, Picts Hill, Langport, TA10 9AA

Approximate Area = 1527 sq ft / 141.8 sq m
Garage = 595 sq ft / 55.2 sq m
Outbuildings = 289sq ft / 25.14 sq m (excluding carport)
Total = 2411 sq ft / 222 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Greenslade Taylor Hunt. REF: 1295604

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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.









