



Walnut Tree Cottage
Shute Lane, Langport, TA10 9LZ

George James PROPERTIES
EST. 2014

Walnut Tree Cottage

Shute Lane, Langport, TA10 9LZ

Guide Price - £660,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Walnut Tree Cottage is a beautiful, modern detached thatched cottage built in 2006. This natural stone built property has been completed to an exceptional standard and is presented in excellent order throughout. The cottage occupies a large plot with wonderful landscaped gardens backing onto open countryside, a driveway, owned by the neighbour, leads to a double barn style carport with secure gated private parking. There is well designed accommodation with sitting room, study, dining room and comfortable kitchen/breakfast room. To the first floor there are four bedrooms and two bathrooms.

Amenities

Situated along Shute Lane, close to the centre of the village. Long Sutton is an extremely popular South Somerset village, which lies approximately 3 miles South East of Langport and mostly consists of individual properties. Facilities include the village hall, shop, hairdresser, cafe and post office, church and the well patronised Long Sutton Golf Club. The Devonshire Arms is a popular pub/hotel and there are numerous walks to be had in nearby woods, along the river and across the moors. The village has a much respected Primary School that has a Breakfast Club, plus an after School Club for pupils.

Services

Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band F.

Entrance Hall

Heavy timber entrance door leads to the entrance hall with oak staircase leading to the first floor, understairs storage cupboard and radiator.

WC 5' 7" x 2' 7" (1.7m x 0.78m)

With low level WC and wash hand basin.

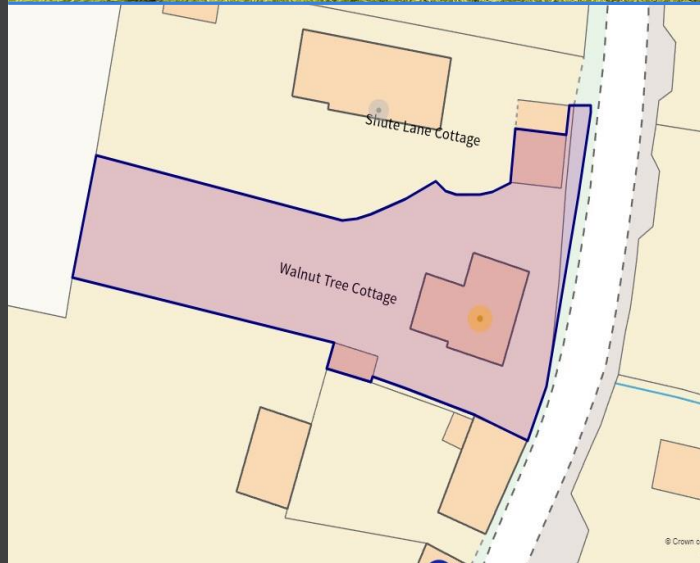
Study 7' 3" x 11' 10" (2.20m x 3.6m)

With windows to the front and side, radiator.

Dining Room 13' 1" x 12' 0" (4.0m x 3.67m)

With French doors leading to the side garden, radiator.

Sitting Room 19' 8" x 11' 7" (6.0m x 3.52m)



With window to the front and French doors to the rear garden patio. Red brick fireplace housing cast iron wood effect gas stove. Two radiators.

Kitchen/Breakfast Room 14' 5" x 17' 10" (4.4m x 5.44m)

With window to the rear and door to side garden, French doors leads to the patio area. Fitted kitchen comprising range of base and wall mounted kitchen units with wicker vegetable baskets and Beech work surfaces over. Belfast sink unit with mixer tap, Rangemaster range cooker and built in dishwasher, washing machine and fridge freezer. Tiled floor and radiator.

Landing 10' 6" x 5' 7" (3.21m x 1.71m)

With window to the side, radiator and access hatch to the loft space. Built in cupboard and built in double airing cupboard housing hot water cylinder.

Bedroom 1 19' 8" x 11' 7" (6.0m x 3.52m)

With window to the front, side and rear. Two radiators.

En-suite 7' 11" x 6' 9" (2.42m x 2.07m)

With low level WC, wash hand basin and shower cubicle with mains shower. Radiator.

Bedroom 2 12' 7" x 11' 7" (3.83m x 3.53m)

With window to the rear and radiator.

Bedroom 3 12' 7" x 11' 7" (3.83m x 3.53m)

With window to the front and side, radiator.

Bedroom 4 / Dressing Room 9' 11" x 7' 10" (3.03m x 2.39m)

With window to the side, radiator and range of fitted wardrobes.

Bathroom 7' 10" x 8' 11" (2.40m x 2.73m)

With window to the side, low level WC, pedestal wash hand basin, spa bath and separate shower cubicle with mains shower. Radiator.

Double Carport 18' 0" x 17' 9" (5.49m x 5.4m)

Barn style open fronted car port. Vehicular gates lead to a secure private parking area. A pedestrian gate and steps lead to the rear patio.

Front garden

With stone front boundary wall and path leading to the front entrance door. Lawned front gardens with rose beds, a path continues to the side of the house with raised lawned area.

Rear Garden

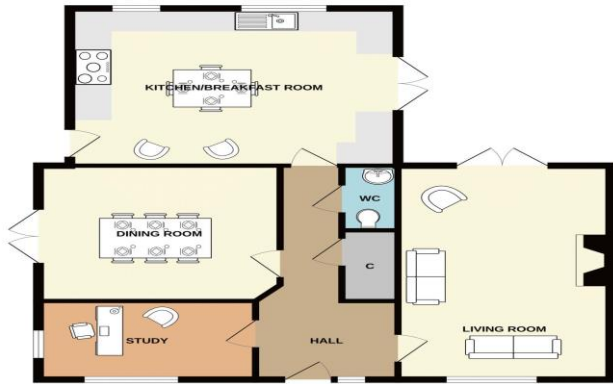
To the immediate rear of the cottage is a large patio area bordered by deep flower and shrub beds, wide steps lead up to the lawned gardens, beautifully landscaped with mature trees and shrubs. The garden is bordered by hedgerows to either side, towards the end of the garden there are vegetable beds and a greenhouse.

Garden Store 15' 3" x 8' 2" (4.66m x 2.48m)

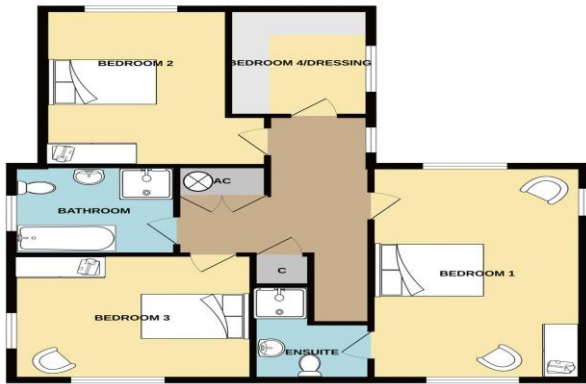
Constructed of block and stone.



GROUND FLOOR
870 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 1748 sq.ft. (162.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	89
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.