



Orchard Farmhouse
Martock Road, Long Load, TA10 9LD

George James PROPERTIES
EST. 2014

Orchard Farmhouse

Martock Road, Long Load, TA10 9LD

Guide Price - £875,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Built in 1912, Orchard Farm House is a beautiful detached and extended period home with well proportioned rooms throughout to include a fabulous kitchen/family room with bi-fold doors overlooking the gardens, a lounge, snug/dining room, utility room, four bedrooms, family bathroom and a shower room. Outside is a spacious gravelled driveway leading to large carport and stables, a large mature garden leading to a paddock with wild flowers and an abundance of nature. Recent improvements include the installation of a new boiler, new cloakroom, slate and oak flooring downstairs and a new utility room. The property isn't listed, meaning there is scope for a new buyer to extend further, subject to the standard permissions.

Amenities

Long Load enjoys an active community with activities, clubs and societies along with a thriving village hall. Long Load shares amenities with the nearby village of Long Sutton, just over a mile away, including parish church, post office/store, primary school, hotel/restaurant and popular 18 hole golf course. The larger centres of Somerton (4 miles), Martock (3 miles) and Langport (5 miles) are readily accessible and offer good shopping, educational and recreational facilities. The administrative town of Yeovil is within 8 miles and the A303 (linking with the M3) is about 4 miles away.

Services

Mains gas, water, drainage and electricity connected. Oil fired Aga.

Entrance Porch

Windows to both sides of porch lead to entrance hall. Doors lead to both reception rooms on either side.

Living Room 24' 8" x 16' 2" (7.52m x 4.93m)

Two windows to front, two radiators. Double glazed panelled doors into kitchen/breakfast room.

Dining Room/Snug 16' 2" x 10' 5" (4.93m x 3.18m)

Window to front, radiator, bespoke cabinetry built into the alcoves, open fireplace with slate mantel.



Kitchen/Breakfast Room 22' 4" x 17' 11" (6.81m x 5.46m)

Bi-folding doors to the seating terrace outside, oak flooring, gas range cooker, oil fired AGA, tiled splash backs, range of wall and floor units with brass handles and oak worktops, space for dining table and space for additional seating, such as a small sofa.

Lobby

Used as primary entrance to the house by current owners, access to kitchen/breakfast room and utility room.

Utility Room 8' 4" x 8' 0" (2.54m x 2.44m)

Window to side, Belfast sink, plumbing for washing machine, space for tumble dryer, storage facilities, herringbone style floor tiles.

WC

Window to rear, low level WC, wash hand basin.

Bedroom 1 19' 2" x 17' 10" (5.84m x 5.44m)

Two windows to rear, radiator, rustic style build in wardrobes, stunning views to rear.

Ensuite

Window to side, walk in shower enclose with rainfall shower head over, low level WC, wash hand basin with mirror and storage above, chrome heated towel rail.

Bedroom 2 16' 3" x 8' 2" (4.95m x 2.49m)

Window to front and side, radiator, exposed wooden flooring.

Bedroom 3 16' 2" x 10' 6" (4.93m x 3.20m)

Windows to front and side, decorative fireplace, exposed wooden flooring.

Bedroom 4 15' 7" x 13' 0" (4.75m x 3.96m)

Window to front, radiator, exposed wooden flooring.

Bathroom 16' 3" x 8' 2" (4.95m x 2.49m)

Window to side, chrome heated towel rail, freestanding bath, low level WC, wash hand basin, walk in shower, tiled flooring.

Stable 1 11' 7" x 10' 8" (3.53m x 3.25m)

Stable 2 11' 7" x 10' 8" (3.53m x 3.25m)

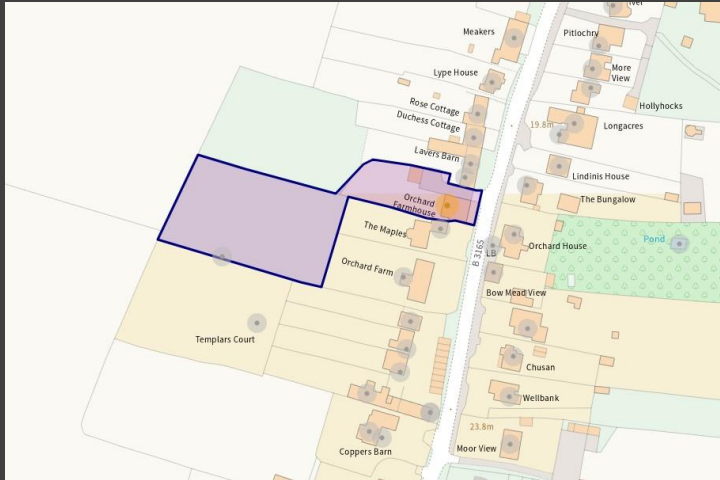
Garage 27' 5" x 21' 9" (8.35m x 6.63m)

Double car port providing excellent parking.



Outside

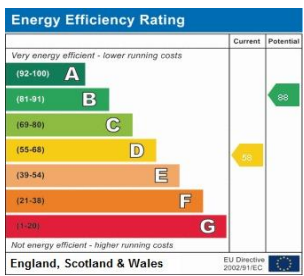
To the front is a path leading to the front door. A gravel driveway from the village road leads to the side of the property and to a large parking area which provides ample space for turning vehicles, including horse boxes. A double car port offers excellent parking space. From the kitchen bi-folding doors is a terraced area which in turn leads to the sloping lawned garden giving way to the outstanding field view. A magnificent willow tree is the focal point of the beautiful rear garden that is laid to lawn with deep borders, filled with mature shrubs and plants, offering excellent privacy. Behind the car port is a paddock, totalling approximately 0,75 acres, providing equestrian potential. It is worth noting that previous owners of this property have kept ponies here. The paddock is currently laid to meadowland with wild flowers and an abundance of nature. The garden faces in a south westerly direction and enjoys fantastic sunsets. The property and garden offer a fantastic lifestyle move to a potential buyer and need to be seen to be fully appreciated.







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.
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