



The Lake House

3 Bineham Court, Langport, TA10 9JE

George James PROPERTIES

EST. 2014

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3 Bineham Court, Langport, TA10 9JE

Guide Price - £795,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

Bineham Court is a prestigious small estate just outside the hamlet of Knole. It is formed from the original model farm with the main farmhouse and various outbuildings, set around a lawned central courtyard. The farm was built in the 1850's by the Duke of Devonshire, and converted in 2001 to create 11 dwellings. Each dwelling is unique in design and size, all have been thoughtfully developed retaining many of the original features of the farmhouse and buildings and are built in Blue Lias stone under slate roofs. The Lake House is a large part of the original farmhouse and offers well-proportioned living space. The front door opens into a flagstone hall, which in turn leads to an elegant sitting room, a well-appointed utility and cloakroom and a large farmhouse kitchen/dining room. From here, there is a stunning orangery with stone columns, high ceiling and a lantern roof, which enjoys delightful views over the garden and open countryside beyond. On the first floor there are four bedrooms and two bathrooms. Outside there are attractive formal gardens overlooking the estate's small lake with access to the adjoining paddock, in all amounting to approximately 2 acres.

Amenities

Bineham is situated just outside the Hamlet of Knole which is tucked away from main roads and surrounded by beautiful countryside. Knole has remained very much unspoilt with a variety of mainly period cottages and houses. Long Sutton is situated approximately one mile to the East and offers facilities which include a village shop, village hall, 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 along the river and across the moors. The village provides a much respected Primary School that has a Breakfast Club, plus an After School Club for pupils. There are also excellent secondary schools in the area including Huish Episkopi Academy, Millfield, Wells Cathedral School, Taunton School and Sherborne, as well as Hazelgrove and Sherborne Prep schools. A wide selection of amenities can be found in Somerton - the Royal and ancient capital of Wessex, approximately three miles away.





Services

Mains water and electricity. Mains drainage, oil fired central heating and hot water. Quarterly management fee of £100, Council tax band G

Entrance Hall 8' 11" x 9' 10" (2.73m x 3.0m)

Flagstone floor, turned staircase leading to first floor, under stairs cupboard, radiator.

Utility Room / WC 8' 10" x 9' 10" (2.7m x 3m)

With window to the rear. Low level WC, radiator, range of wall and base cupboards, Belfast sink with mixer tap, space for washing machine and tumble dryer.

Sitting Room 16' 8" x 17' 4" (5.09m x 5.29m)

Two sash windows to the front. Fireplace housing cast iron wood burning stove, pictures lights.

Kitchen/Dining Room 17' 4" x 18' 3" (5.29m x 5.55m)

With sash window to the front. Flagstone floor and range of base units. Double Belfast sink unit with mixer tap, space for dishwasher. Large recess housing four oven AGA with electric side module, recessed to either side with inset lighting, storage units with granite worktops and boiler storage, doors lead to:-

Orangery 15' 7" x 25' 10" (4.75m x 7.87m)

This large, double glazed, impressive room has beautiful views across the garden and the countryside beyond, with oak flooring, two sets of French doors opening onto the garden, two radiators. High ceiling with lantern window.

Landing

Window to the rear, radiator.

Bedroom 1 16' 2" x 14' 0" (4.93m x 4.27m)

With sash windows to the front and rear, two radiators. Range of built in wardrobes and door leading to the en-suite.

En-suite 8' 6" x 5' 0" (2.6m x 1.52m)

Low level WC with hand wash basin, shower cubicle with mains shower, rain shower head and hand held unit, ladder towel rail.

Inner Landing

With access to the loft space.

Bathroom 6' 8" x 6' 9" (2.03m x 2.05m)

Bathroom suite comprising of low level WC, wash hand basin with large mirror with cupboard under. Panelled bath with shower attachment, fitted wall mirror and light, heated ladder towel rail.

Bedroom 2 11' 3" x 9' 4" (3.43m max x 2.84m)

Sash window to front, radiator, high level storage cupboards.

Bedroom 3 11' 2" x 7' 3" (3.40m x 2.21m)

Sash window to front, radiator.



Bedroom 4 10' 0" x 6' 7" (3.06m max x 2.00m)

With sash window to front, radiator and built in cupboard.

Garden & Paddock

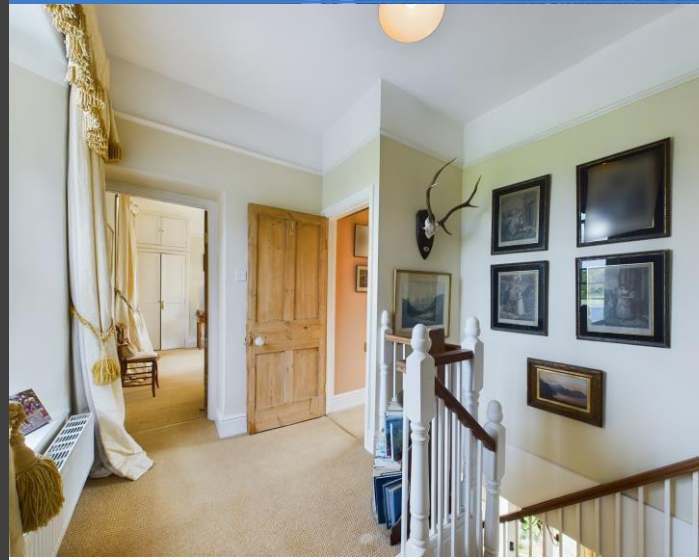
The front of the property overlooks the lawned courtyard with pedestrian access and gates to the rear garden. The terrace and large lawned gardens surround the rear and side of the house which overlook the estate lake and paddock which belongs to the property. The lower lawn lies below a low stone wall with a central rose arch, there are flower and rose beds and potted urns throughout. There is a wooden shed and large log store. In a secluded corner there is a discrete and attractive BBQ area. The property sits in a plot amounting to approximately 2 acres.

Double Garage 19' 4" x 18' 8" (5.90m x 5.70m)

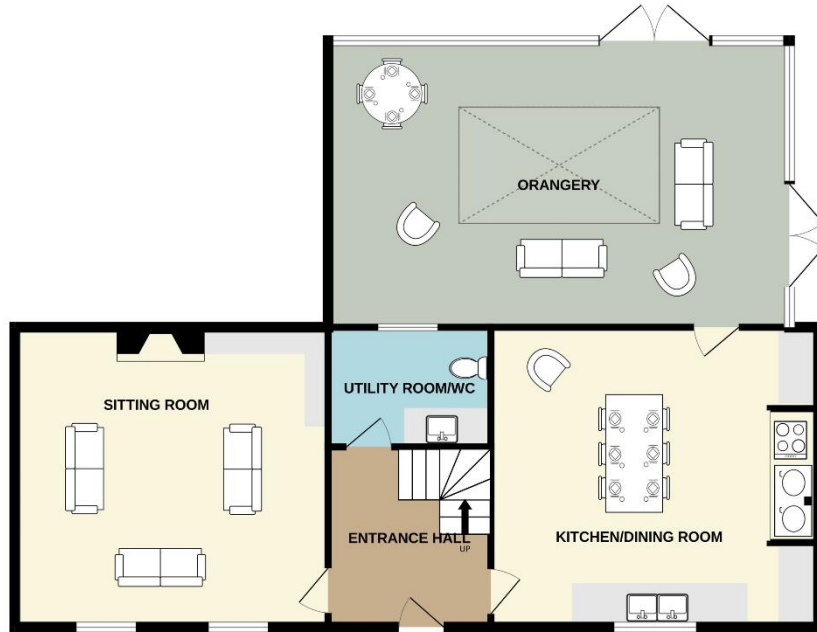
With electric up and over garage door, power and light.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		B1
(69-80)	C		
(55-68)	D	D2	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 1886 sq.ft. (175.2 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.
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