



Littlemoor Farm House
Pibsbury, Langport, TA10 9EJ

George James PROPERTIES
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Littlemoor Farm House

Pibsbury, Langport, TA10 9EJ

Guide Price - £575,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

This large stone built cottage is packed full of charm, character, and really does provide a wow factor. On the ground floor is a large living room, kitchen/diner, downstairs WC, utility room, double bedroom with ensuite. On the first floor are four further bedrooms with a beautiful family bathroom. A highlight of this property is the stunning master bedroom with equally special ensuite, complete with luxury modern oval bath. The property sits in a plot of 1/3 acre and the garden is filled with flowers, trees and wildlife. The current owners have created a very useful gravel driveway which leads from electric gating to the double garage at the rear of the property. No expense has been spared making this home a truly beautiful place to live.

Amenities

The village of Pibsbury is a short distance from Huish Episcopi and Langport. Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco supermarket, churches, bank, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well known Huish Episcopi Academy and Sixth Form. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach.

Services

Mains gas, water, electricity and drainage all connected. Council Tax band E

Entrance

Due to the location of the parking and double garage, the property would naturally be entered via the rear entrance. There is a traditional 'front' door at the other side of the house.

Entrance Lobby

Window to rear, radiator, BAXI gas central boiler,

Utility Room 7' 1" x 5' 6" (2.17m x 1.68m)

Window to rear, space for washing machine, fridge freezer, tumble dryer, sink with drainage and pre-rinse handheld tap, ideal for dog owners



Cloakroom

Frosted window to side, radiator, close coupled WC, sink with vanity storage

Downstairs Bedroom (5) 10' 5" x 10' 1" (3.17m x 3.07m)

Window to front, radiator, door into

Downstairs Ensuite

Frosted window, chrome heated towel rail, close coupled WC, sink, corner shower enclosure with rainfall shower head

Kitchen 22' 8" x 8' 8" (6.91m x 2.64m)

Windows to rear, tall radiator, tiled flooring, Beko range cooker, integrated dishwasher, sink with drainer, feature safe built into wall (in working order)

Dining Area 14' 6" x 11' 2" (4.41m x 3.40m)

Window to front, tiled flooring, space for dining table and chairs, as well as a small sofa, Mazona wood burning stove on slate hearth

Inner Lobby

External, traditional 'front' door, tiled flooring, radiator, understairs cupboard, stairs to first floor

Living Room 20' 6" x 15' 11" (6.25m x 4.84m)

An exceptionally spacious room, triple aspect windows, double doors leading to seating area in the garden, inset feature fireplace with wood burning stove

First Floor Landing

Beautiful feature beams (not considered to be low), feature stained glass window

Bedroom 1 16' 1" x 13' 11" (4.89m x 4.23m)

A highlight of the house, window, radiator, feature beams, access to attic, part countryside views

Ensuite

A showstopping room, WOW! Frosted window, tall chrome heated towel rail, fully tiled floor and part tiled walls, close coupled WC, twin sinks with storage, double length walk in shower, luxury modern oval bath with shower over

Bedroom 2 13' 7" x 12' 6" (4.14m x 3.80m)

Window, radiator, feature fireplace

Bedroom 3 14' 11" x 7' 8" (4.54m x 2.33m)

Window, radiator

Bedroom 4 10' 7" x 7' 8" (3.22m x 2.33m)

Window, radiator, part countryside views

Bathroom

Frosted window, chrome heated towel rail, close coupled WC, sink, P shaped bath with rainfall shower over



Outside

The property sits in a plot of 1/3 acres, with the main garden being beautifully wrapped around the house. There is a large lawn with sectioned areas of trees, fruit trees, pathways, flowers and bushes. The current owners keep chickens and they have plenty of room to roam. At the traditional front of the property is an area of hardstanding with a summerhouse, to be kept with the property as part of a sale, and a vegetable area. Directly outside the lounge is a fantastic seating area with patio and solid oak pergola with grape vines growing up it. The easiest access to the property is via the rear, where the owners have spent considerable money laying a large sweeping stone shingle driveway and turning area, leading to the double garage. The garden and driveway is entered via electric gates with comms installed.

Double Garage 17' 11" x 16' 6" (5.45m x 5.02m)

Window to side, two up and over doors, electricity and lighting





1ST FLOOR



GROUND FLOOR



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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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