



## Larkwood Barn

Combe, Langport, TA10 0QG

GeorgeJames PROPERTIES  
EST. 2014



# Larkwood Barn

Combe, Langport, TA10 0QG

Guide Price - £575,000

Tenure – Freehold

Local Authority –Somerset Council

## Summary

Larkwood Barn is situated in this peaceful hamlet on the outskirts of Langport. The property enjoys an elevated position set in over half an acre with far reaching views. The main house is a detached three bedroom property, there is also a detached self contained one bedroom annexe which would be ideal for guests or relatives, the current owners run a successful holiday let business. A driveway leads to a large parking area with garage and fully insulated home work room, the drive continues to a detached outbuilding/workshop offering over 800sqft of usable space.

## Amenities

Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tescos 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 water and electricity are all connected. Oil fired boilers provide central heating to the main house, annexe and workroom. Private drainage.

## Entrance Hall

Entrance door leads to an entrance area with space and plumbing for washing machine and tumble dryer. Opening to the kitchen.

## Kitchen 14' 9" x 10' 3" (4.50m x 3.12m)

Entrance door leads to the kitchen with window to side, range of wall and base mounted kitchen units with worksurfaces over, single drainer sink with mixer tap. Space for fridge freezer and space for Range cooker or Aga.

## Dining Area 16' 0" x 8' 4" (4.87m x 2.55m)

With window to rear and side, radiator. Opening to -

## Sitting Room 12' 5" x 23' 0" (3.78m x 7.01m)

With window to front and rear, two radiators.





**Ground Floor Bedroom** 10' 7" x 10' 2" (3.23m x 3.10m)

With French doors to the garden and radiator, two built in wardrobes and built in cupboard.

**En-suite Shower Room**

With window to rear, low level WC, wash hand basin and shower cubicle with mains shower.

**Bedroom 2** 12' 5" x 10' 1" (3.78m x 3.07m)

With window to front, radiator and built in wardrobe.

**Bedroom 3** 9' 3" x 6' 8" (2.82m x 2.03m)

With window to rear, radiator and opening to storage area.

**Bathroom**

With window to side, low level WC, wash hand basin, radiator and panelled bath with mains shower over.

**Self Contained Annexe** 10' 10" x 8' 6" (3.30m x 2.60m)

Entrance door leads to dining area, with radiator and opening to -

**Kitchen** 10' 7" x 7' 4" (3.23m x 2.24m)

With window to side, range of base and wall mounted kitchen units, single drainer sink unit with mixer tap, space for washing machine and fridge. Cooker included.

**Shower Room** 8' 9" x 2' 10" (2.66m x 0.87m)

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

**Sitting Room/Bedroom** 17' 8" x 9' 4" (5.38m x 2.85m)

With radiator, television recess and two windows to the front.

**Outside**

The property is approached via a vehicular entrance with a five bar gate and driveway leading to a large gravelled parking and turning area. The main house has lawned gardens with patio area and pond. The main house enjoys far reaching views across neighbouring countryside. Adjoining the self contained annexe is a single garage measuring 5.44m x 2.84m, with double opening front vehicular doors, radiator, power and light connected.





### Studio/Home Office 22' 2" x 13' 3" (6.75m x 4.03m)

This fully insulated home office has windows to the front and side. Oil fired boiler provides heating. Fitted kitchen units and sink with cold water supply.



From the parking area a concrete drive continues to the top garden area where there is a vegetable garden and Polytunnel. The driveway gives access to -

### Outbuilding/Workshop 42' 8" x 19' 2" (13.00m x 5.83m)

With two vehicular entrances with roller doors and further pedestrian access. This large outbuilding has an internal workshop and plenty of storage for vehicles. Power and light are connected. Adjoining this outbuilding is a large store measuring 5m x 2.22m. The remaining garden area is mainly lawned, enclosed by hedging and fencing. In total the plot is 0.61 acres.







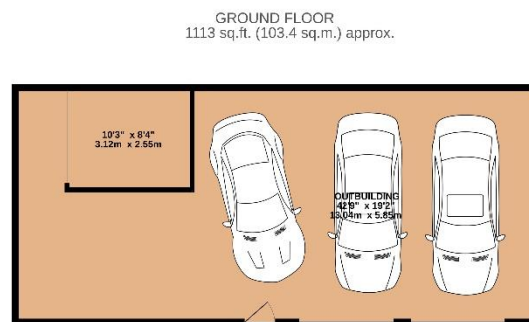




Annexe

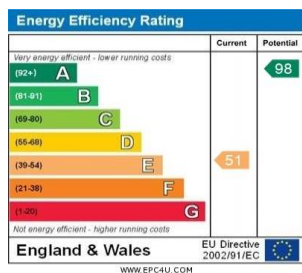


Main House



Outbuilding/Workshop

TOTAL FLOOR AREA : 1034 sq.ft. (96.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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