



The Old Dairy House

Long Sutton, TA10 9JU

GeorgeJames PROPERTIES

EST. 2014

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Guide Price - £795,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

The Old Dairy House is a beautiful Grade II listed farmhouse situated on the outskirts of this popular village. The house is presented in superb condition throughout having recently been sympathetically restored by the current owners. A detailed programme of improvements have been completed to a high standard including the addition of a stylish oak framed garden room extension and the reconfiguration of the living space to create a stunning kitchen/dining room. The farmhouse has late medieval origins with many period features catalogued by the Somerset Vernacular Group including chamfered mullion windows and a cross passage entrance with stud and plank screening along with timber doorways. There are decorative moulded ceiling beams throughout with some having interesting ornate carvings. The huge inglenook fireplace in the sitting room has a bread oven or curing chamber, the equally impressive Hamstone fireplace in the kitchen dominates the room with a small carving over the main stone lintel of the reputed 'Green Man'. The house offers a clever mix of modern living with quality fixtures and fittings whilst retaining the important history and character of the building. Outside the plot extends to approximately 0.4 acres with countryside views, a range of outbuildings and gated drive with ample off road parking.

Amenities

Long Sutton is a popular South Somerset village, which lies approximately 3 miles South East of Langport and mostly consists of individual properties. Facilities include the village hall, church and the well patronised Long Sutton Golf Club (less than 1 mile distant). 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 general store with Post Office and a much respected Primary School that has a Breakfast Club, plus an After School Club for pupils.

Services

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



Entrance Hall

This through hallway has entrance doors to the front and rear with storm porch.

Kitchen/Dining Room 19' 6" x 18' 10" (5.94m x 5.74m)

This impressive room has windows to three sides, the front mullion having a window seat. The large Hamstone fireplace houses a wood burning stove and a door opens to a stone staircase accessing the first floor. The kitchen is fitted with bespoke cabinets and divided by a large peninsular unit all with granite worktops, there is a fitted dishwasher and Belfast sink with boiling water tap. A recess houses a range cooker with glass mirrored splashback and extractor, there is also space for an 'American' style fridge freezer.

Sitting Room 18' 9" x 16' 3" (5.72m x 4.95m)

This room has low ceiling beams and a mullion window to the front with window seat. The inglenook fireplace houses a cast iron wood burning stove with curing chamber to the side.

Study 12' 10" x 9' 2" (3.91m x 2.79m)

With window, fitted desk and cupboard housing the gas boiler.

Garden Room 17' 6" x 15' 11" (5.33m x 4.84m)

This recent oak framed glass roof extension offers bright living space ideal for entertaining with bi-folding doors opening to the garden. There is a glass top covered well and underfloor heating.

Utility room 15' 1" x 6' 3" (4.60m x 1.91m)

With a range of base and wall mounted units with oak work surfaces. Belfast sink unit with mixer tap and space for washing machine.

Shower Room 7' 9" x 6' 3" (2.35m x 1.91m)

With roof window. A modern shower room with suite including low level WC, wash hand basin and large shower cubicle with electric shower.

Landing

The period features continue to the first floor with exposed roof trusses, timber door frames and stud and plank screens.

Bedroom 1 15' 7" x 11' 9" (4.75m x 3.58m)

With mullion window to the front with window seat. Feature beamed fireplace and built in store cupboard. A door leads to the dressing room and en-suite bathroom.

Dressing Room

With a range of built in wardrobes.

En-Suite Bathroom 12' 10" x 8' 10" (3.91m x 2.70m)

With window to the front, bathroom suite comprising low level WC, pedestal wash hand basin and roll top central bath with feet. Shower cubicle with electric shower and built in airing cupboard.



Bedroom 2 13' 0" x 10' 2" (3.96m x 3.10m)

With window.

Inner landing

With built in cupboards.

Bedroom 3 12' 8" x 9' 9" (3.86m x 2.97m)

With window.

Bedroom 4 12' 9" x 9' 9" (3.89m x 2.97m)

With window to the front.

Shower Room

This modern shower room comprises low level WC, wash hand basin and corner shower cubicle.

Outside

The property is approached via remote control electric timber vehicular gates leading to a large parking/turning area. A low wall and gate leads to the front garden which is laid to lawn with raised vegetable beds. To the immediate rear of the house is a large south facing patio with flower and shrub borders and low level lighting. The main rear garden is laid to lawn with central rose garden and mature trees and shrubs. Within the garden there is a greenhouse, garden shed and summerhouse (12' x 10') with adjoining terrace.

Outbuilding 39' 4" x 12' 6" (12m x 3.8m)

This timber outbuilding incorporates a car port, storage area and workshop.





GROUND FLOOR
1392 sq.ft. (129.3 sq.m.) approx.



1ST FLOOR
894 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 2286 sq.ft. (212.4 sq.m.) approx.

While 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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