



Mariners

Priests Lane, Langport, TA10 9QA

George James PROPERTIES

EST. 2014

Mariners

Priests Lane, Langport, TA10 9QA

Guide Price - £495,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Mariners is an elegant 19th century Grade II listed town house situated on 'The Hill' among other period properties. The house offers comfortable accommodation with sitting room, study and dining room, a kitchen opens to the attractive walled gardens where superb views of the countryside can be enjoyed. There is a bathroom on a mid-level with three double bedrooms and shower room on the first floor. The house displays character features expected of a property of this age with exposed floor boards, high ceilings with picture rails, impressive sash windows and fireplaces. Included with the property is the fenced island green to the front, formerly a market place now offering further garden and seating area.

Situation and Amenities

Mariners is located on Priests Lane at the top of 'The Hill' a short way from the centre of the town, its elevated positions allows for beautiful views across the town and countryside beyond. 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, drainage, gas and electricity are all connected. Council tax band D. There is a well situated as part of the island to the front.

Entrance Hall

Entrance door leads to the entrance hall with stairs to the first floor and part glazed door to the rear garden.

Sitting Room 12' 10" x 12' 6" (3.90m x 3.80m)

With large sash window to the front, radiator and open cast iron fireplace.

Study 13' 4" x 11' 10" (4.07m x 3.60m)

With large sash window to the front, radiator and cast iron wood burning stove.



Dining Room 13' 2" x 11' 2" (4.01m x 3.40m)

With window to the rear, radiator and feature fireplace with recess cupboard to the side.

Kitchen/Breakfast Room 22' 0" x 6' 8" (6.71m x 2.03m)

With windows to the side and rear. Range of base and wall mounted kitchen units with work surfaces over and one and a half bowl sink unit. Range cooker with stainless steel splash back and extractor hood over. Space for washing machine, dishwasher and fridge freezer. Radiator and wall mounted gas boiler providing hot water and central heating. Door to the garden.

Bathroom 10' 4" x 8' 10" (3.15m x 2.70m)

With window to the side, bathroom suite comprising low level WC, wash hand basin and panelled bath. Shower cubicle with mains shower. Radiator.

First Floor Landing

With window to the rear, radiator and access to the loft space.

Bedroom 1 18' 4" x 12' 10" (5.58m x 3.90m)

With two windows to the front overlooking the church. Two radiators and feature fireplace with built in storage cupboard to the side.

Bedroom 2 12' 8" x 11' 0" (3.85m x 3.36m)

With window to the front and radiator.

Bedroom 3 13' 7" x 10' 3" (4.13m x 3.12m)

Window to the rear with far reaching views. Radiator.

Shower Room

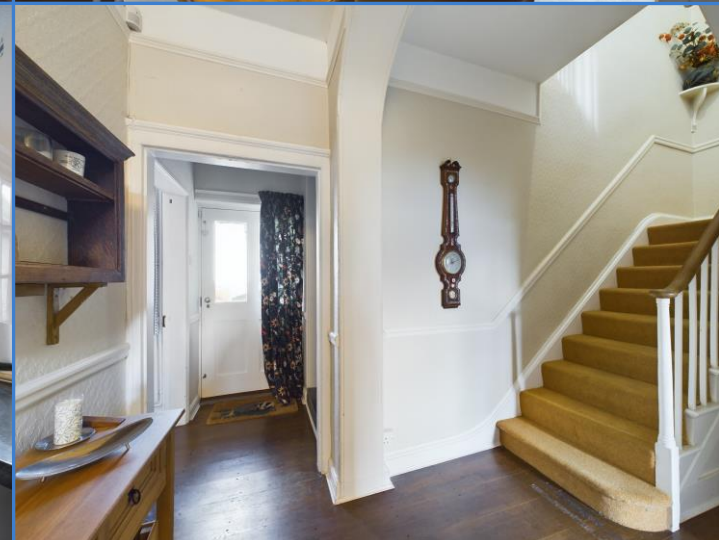
With window to the rear, low level WC, wash hand basin and shower cubicle with electric shower. Radiator.

Outside

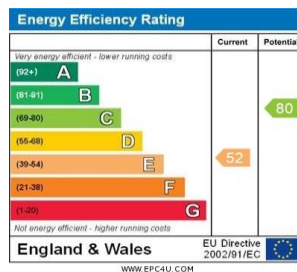
The island garden area to the front is enclosed by wrought iron fencing with mature trees and a well. This area provides an additional garden to the main house.

Rear Garden

The garden to the rear of Mariners is an attractive traditional red brick walled garden with stone patio areas, lawn and flower/shrub beds. From the garden and in particularly the patio there are far reaching views over the town and countryside.



GROUND FLOOR



1ST 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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