



The Gardens

Frog Lane, Langport, TA10 0NE

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £850,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

The Gardens is a lovely 19th century detached house situated along Frog Lane on the outskirts of Langport. The house was once the nursery to Hurds Hill and is set in the most stunning red brick private walled garden with sweeping lawns and mature trees. The house is set in over one acre with a large parking area and access to a stone built outbuilding and garaging, this building would be suitable to convert into additional accommodation such as a self contained annexe, holiday cottage or home office. The accommodation in the house comprises large sitting room, dining room and kitchen/breakfast room. To the first floor there are four double bedrooms and two bathrooms.

Amenities

Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco's 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. There is private drainage and oil fired central heating to radiators. Council tax band C.

Agents Note

There may be a development opportunity within the grounds subject to the usual planning permissions.

Entrance Hall

Main entrance door leads to the entrance hall with tiled floor, stairs to the first floor and understairs cupboard. Exposed stone wall and radiator. Picture window to the rear overlooking the gardens.

WC

With window to the front, low level WC and wash hand basin. Radiator.



Sitting Room 21' 5" x 16' 7" (6.54m x 5.06m)

With French doors to the rear garden, windows to the front, side and rear. Fire place with Propane gas wood effect fire. Two Radiators.

Dining Room 11' 9" x 11' 11" (3.58m x 3.63m)

With window to the front and French doors to the side. Feature fireplace and radiator.

Kitchen/Breakfast Room 20' 9" x 13' 2" (6.33m x 4.01m)

Window to the front and side with bi-folding doors to the garden. Tiled floor and range of base and wall mounted kitchen units with granite work surfaces over. Built in appliances including eye level double oven and microwave, dishwasher, fridge and induction hob with extractor hood over. Sink unit with mixer tap.

Office 5' 10" x 5' 6" (1.78m x 1.68m)

With window to the front and door to the rear garden. Tiled floor and electric radiator.

Landing

Roof window to the front, radiator and access to the loft space.

Bedroom 1 13' 2" x 10' 10" (4.01m x 3.30m)

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

En-Suite Shower Room

With window to the side. Suite comprising low level WC, wash hand basin and shower cubicle with mains shower.

Bedroom 2 12' 2" x 11' 10" (3.70m x 3.60m)

With window to the side and radiator. Range of built in wardrobes.

Bedroom 3 16' 0" x 9' 1" (4.87m x 2.76m)

With window to the the front and roof window to the side. Radiator.

Bedroom 4 10' 10" x 8' 9" (3.30m x 2.67m)

With window to the rear and radiator.

Bathroom 8' 5" x 8' 2" (2.56m x 2.50m)

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

Outside

The property is approached from a vehicular entrance to an extensive gravelled parking area with access to the large outbuilding and garaging. There are attractive gardens to the front of the house with mature trees and shrubs along with raised stone beds and path to the front entrance door. Pedestrian gates lead to the rear garden. To the immediate rear of the house is a large west facing patio area overlooking the grounds. The stunning rear gardens are partly walled and enclosed by an attractive tall redbrick boundary, a lovely feature from when the property was the nursery to Hurds Hill. The



sweeping lawns give a feeling of space with various mature trees and shrubs along with occasional stocked beds. The grounds extend to over one acre.

Double Garage 19' 8" x 18' 11" (6.00m x 5.77m)

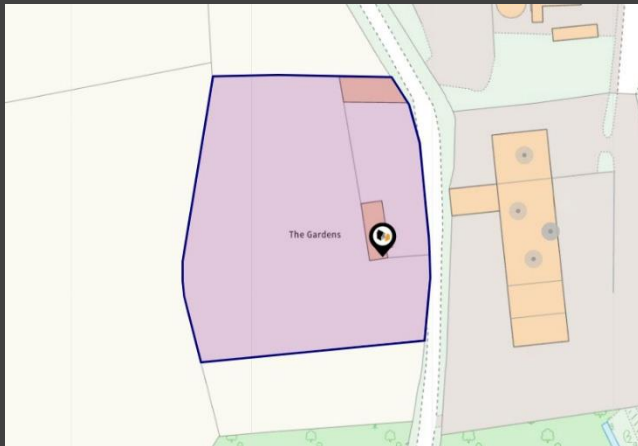
With two up and over garage doors, power and light connected. Doors lead to a side storage area.

Outbuilding 18' 11" x 18' 11" (5.77m x 5.76m)

With door and window to the front, power and light connected. Further door to the side leads to an enclosed garden area.

Note

The outbuilding and garaging is stone built with a pitched tiled roof. It is felt that this building would suit conversion to further accommodation such as an annexe or holiday let subject to the usual planning permission and building regulations.





GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 1632 sq.ft. (151.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors 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 quantity or efficiency can be given.
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GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.
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