



Russ Farm

Aller, Langport, TA10 0QN

GeorgeJames PROPERTIES  
EST. 2014



# Russ Farm

Aller, Langport, TA10 0QN

Guide Price - Guide Price £350,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Russ Farm offers a very exciting opportunity to transform a handsome, double-fronted former farmhouse requiring renovation throughout. The property benefits from three bedrooms, one being downstairs, with tremendous scope to further extend sideways or backwards, subject to the correct permissions. Internally, accommodation comprises large living room, conservatory, dining room, kitchen, WC, bedroom, with two further double bedrooms and a bathroom upstairs. To the rear is a simply sensational garden offering remarkable, uninterrupted countryside views. There is a large garage/workshop with plumbing already in place, allowing for further development into an annexe or Airbnb if required. The property requires substantial updating throughout therefore we anticipate a large amount of interest. We would ask for proceedable viewers only at this time.

## Amenities

Situated in the village of Aller approximately a mile northwest of 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 know 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

Oil central heating, mains electricity and drainage connected.  
Council Tax Band D.

**Porch** 3' 10" x 2' 9" (1.18m x 0.85m)

With double doors to front, downlight.

**Living Room** 18' 1" x 12' 10" (5.51m x 3.90m)

With windows to front and rear, radiator, fireplace with electric fire, stairs to first floor.

**Dining Room** 12' 10" x 11' 5" (3.91m x 3.49m)

With windows to front and rear, radiator, fireplace.





**Kitchen** 12' 10" x 10' 2" (3.91m x 3.10m)

With window to front, radiator, range or matching wall and base units, floor mounted Worcester oil boiler, four ring electric oven and hob, stainless steel sink with drainer, space for washing machine.

**Downstairs Bedroom** 13' 9" x 10' 9" (4.19m x 3.28m)

With window to rear and side, radiator.

**WC**

With frosted window to rear, low level WC.

**First Floor Hallway**

Access to attic.

**Bedroom One** 12' 10" x 11' 6" (3.90m x 3.51m)

With windows to front and rear, radiator. The views from the rear window are spectacular.

**Bedroom Two** 12' 9" x 10' 6" (3.89m x 3.19m)

With windows to front and rear, radiator. The views from the rear window are spectacular.

**Bathroom**

With frosted window to front, radiator, shower, bath with shower over, sink, low level WC.

**Outside**

To the front is a gated patio leading to the front door with room for bin storage. To the side of the property is a stone shingle parking area leading to the garage/workshop. The rear garden is a particular selling point and is a fantastic size with outstanding views. There are multiple sections of lawn, patio, flower beds and mature trees and shrubs with external tap connected to the house.

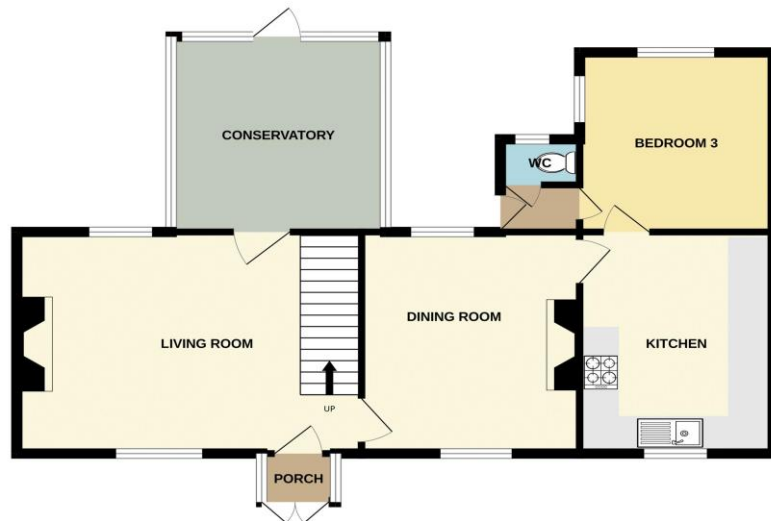
**Garage/Workshop** 19' 2" x 10' 4" (5.84m x 3.16m)

With window to side, doors to rear garden from the rear and side, lighting and power. There is also plumbing and a toilet, further enhancing the potential to convert this space.

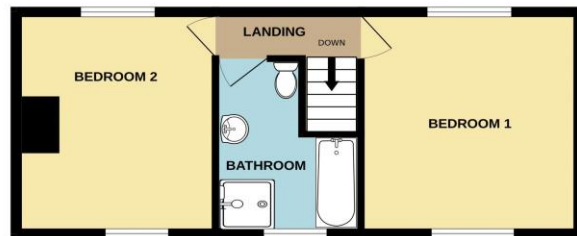




GROUND FLOOR



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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