



Bonds Farm

Wearne, Langport, TA10 0QQ

GeorgeJames PROPERTIES

EST. 2014

Bonds Farm

Wearne, Langport, TA10 0QQ

Guide Price - £925,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Escape to the country with this simply stunning detached former farmhouse constructed of local stone. Bonds Farm has been meticulously and sympathetically transformed and remodelled by our current sellers, and now offers outstanding modern living whilst still retaining a wealth of period features such as exposed beams, brickwork, fireplaces and flagstone flooring. Living accommodation includes four bedrooms accessed via two staircases, two luxury bathrooms with a downstairs cloakroom, versatile downstairs rooms to suit a variety of buyer, and envious outside space with a paddock, orchard and detached barn with double garage, previously used as an entertaining space, but has potential to be a wonderful holiday cottage or Airbnb, subject to the correct permissions. The property sits in a plot totalling approx. 5.64 acres and would make a lovely retreat for someone looking to start a new life in the Somerset countryside.

Amenities

The property is situated in the heart of this sought after hamlet a short distance from Langport. 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

The property has been extensively renovated top to bottom to include new electrics and lighting and is serviced by mains drainage and electricity. There is electricity and lighting in the barn and double garage. Council Tax Band F.

Entrance Lobby 16' 2" x 14' 9" (4.92m x 4.50m)

Stable door and window to rear, radiator, storage cupboards under stairs, fitted storage cupboards, tiled flooring. Stairs rise to first floor.

Utility Room 7' 2" x 6' 8" (2.18m x 2.02m)

With frosted window to front, low level WC, sink, counter top with space for washing machine, tumble dryer and fridge/freezer underneath.

Kitchen 18' 3" x 9' 2" (5.56m x 2.80m)

With windows to front and rear, radiator, double Belfast sink, integrated dishwasher, range of matching cupboards with marble tops, Rangemaster 5 ring electric hob with extractor over, beautiful flagstone flooring.



Dining Room 16' 9" x 13' 0" (5.11m x 3.95m)

With windows to front and rear, radiator, feature fireplace with exposed brick and wood burning stove, storage cupboard with original spiral staircase still in place (not accessible due to re-modelling of layout).

Inner Lobby

With traditional wooden front door and UPVC double glazed personal door to rear, radiator, tiled flooring.

Living Room 22' 10" x 16' 10" (6.97m x 5.12m)

With windows to front and rear, radiator, inglenook fireplace with exposed brickwork on slate hearth and wood burning stove, storage cupboard, stairs rise to first floor.

Study 11' 3" x 9' 3" (3.42m x 2.82m)

Possible bedroom five if required. With windows to both sides, radiator.

First Floor Landing (West side of property)

With skylight and access to bedrooms one and four.

Bedroom One 16' 6" x 15' 0" (5.03m x 4.58m)

With raised window to side allowing for breath-taking countryside views, skylight to rear, radiator, range of fitted wardrobes. An opening leads to the ensuite.

Ensuite Shower Room 14' 0" x 10' 9" (4.27m x 3.27m)

Jack and Jill set up with bedroom four. With window to rear. Luxuriously appointed suite comprising chrome heated towel rail, double length walk in shower, his and hers vanity sinks, low level WC, bidet.

Bedroom Four 12' 6" x 8' 2" (3.82m x 2.50m)

With skylight, radiator, door to ensuite shower room, open storage space above bed.

First Floor Landing (East side of property)

With windows to front and side, two radiators, access to attic, storage cupboard, original feature door to bedroom believed to date back to the 1800's.

Bedroom Two 17' 6" x 12' 2" (5.34m x 3.70m)

With windows to front and rear, radiator, beautiful exposed woodwork.

Bedroom Three 12' 2" x 11' 8" (3.72m x 3.55m)

With window to rear, radiator, beautiful exposed brick fireplace on stone hearth with cleverly lit exposed woodwork and beams over.

Bathroom

With window to rear, chrome heated towel rail, vanity sink, bidet, low level WC, roll top bath with shower over, tiled flooring.



Outside

Front

Electric sockets next to double gates allowing access to rear parking area, new brick wall with stone shingle, pathway leads to front door.

Rear

The rear garden is expansive and has a lot of sections suitable for a variety of hobbies and activities. There is a large shingle parking area for multiple vehicles, bin store, vegetable garden, tiered stone pathways, areas of patio for seating, a further raised seating area to the rear with breath-taking countryside views, pond, BBQ area, lawn with seating, timber shed, compost area. The garden is a haven for nature and is scattered with mature bushes, plants, trees and flowers.

Entertainment Barn *28' 7" x 15' 9" (8.71m x 4.81m)*

A wonderfully open space with pitched ceilings and a ballroom dancing wooden floor, doors to front and rear, an array of windows and skylights, wood burning stove (not tested). This room has previously been used as a ballroom dancing studio, but has the potential for further development, including converting to an Airbnb or holiday cottage, subject to the correct permissions.

Double Garage *20' 4" x 18' 1" (6.19m x 5.50m)*

With doors to front and rear, stone flooring.

Land

To the south of the garden is a gated area of agricultural land forming the majority of the 5.64 acres on offer. The land is separated into two areas with the larger field to the south measuring approximately 3 acres. An area planted to orchard is adjoining adding approximately a further 1.7 acres. The land offers an ideal opportunity to create a smallholding, or an opportunity to generate some income from grass keep.

Agents Note 1

As this is a period property, there are a number of steps and uneven floors both inside and outside, so this property may not be suitable for those with poor mobility.

Agents Note 2

The seller will be putting a 60 year uplift clause on the paddock only. For more information, please enquire with a member of staff at GeorgeJames.

Agents Note 3

There is a public footpath that runs along the western edge of the property, initially behind the large wall to the west of the property, with no access to the driveway, and then between the field and the orchard area to the south of the house.





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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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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