



## Lock House

Westover, Langport, TA10 0PT

GeorgeJames PROPERTIES  
EST. 2014



# Lock House

Westover, Langport, TA10 0PT

Guide Price - £325,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Lock House is a detached stone cottage requiring updating and refurbishment. The property has belonged to the same family since the 1950's and now offers the opportunity to create a lovely home in this remote riverside location. Situated in a unique spot on the outskirts of Langport at the end of a private track with no near neighbours and wonderful countryside and river views. Currently the cottage offers accommodation including three reception rooms, kitchen and bathroom with two bedrooms to the first floor. Subject to the usual planning permission there is scope to extend the property if required.

## Agents Notes

According to the sellers the property has never been affected by flooding. The track leading to the property is private and owned by the Somerset Rivers Authority, there are no public rights of way. The island opposite the cottage is accessed via a bridge and is also owned by the Somerset Rivers Authority. It is understood that the owners of the cottage in the past have made use of and maintained the island. Prospective buyers should make their own enquiries with the Rivers Authority.

## Services

Mains water, electricity and drainage are all connected. Council tax band D.

## 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.

**Sitting Room** 12' 0" x 11' 11" (3.67m x 3.64m)

Flagstone floors and woodburning stove.

**Dining Room** 9' 4" x 9' 3" (2.85m x 2.83m)

Stairs to the first floor. Flagstone floors, and woodburning stove.





**Sitting Room** 10' 10" x 12' 0" (3.30m x 3.65m)  
Flagstone floors

**Inner hall**  
With door leading to a side outbuilding.

**Bathroom** 8' 6" x 6' 7" (2.60m x 2.00m)  
Panelled bath, WC and wash hand basin.

**Kitchen** 9' 9" x 10' 4" (2.97m x 3.15m)  
With base units and stainless steel sink.

**Bedroom 1** 11' 11" x 12' 0" (3.63m x 3.65m)

**Bedroom 2** 9' 2" x 9' 1" (2.80m x 2.77m)

### Outside

From the bridge in Bow Street a private track follows the river to the north, part way along the track there is a five bar gate, the track continues to the property. There are large gardens to either side of the house with vehicular access, parking and an open fronted barn/car port.

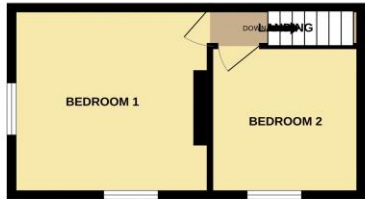




GROUND FLOOR  
62.4 sq.m. approx.

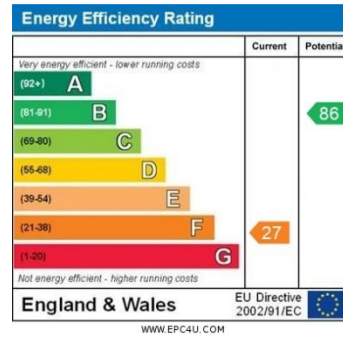


1ST FLOOR  
23.4 sq.m. approx.



TOTAL FLOOR AREA : 85.8 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metrepro (2005).



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