



ENGLISH HOMES

Plot 2, The Old Nursery
Langport, Somerset, TA10 9EW

A brand new luxury home being constructed to a high standard, set on a country lane in the small hamlet of Pibsbury with far reaching views over fields to the rear. The property is due to be completed early next year, around February/March time, to tie in with the stamp duty holiday. Accommodation comprising five double bedrooms with four ensuite shower rooms plus a family bathroom, fabulous kitchen/diner with bi-folding doors, lounge, study, snug, garage and parking. With two staircases the building could be divided to create a one-bedroom self-contained annexe. A vaulted roof in the master bedroom with floor to ceiling gable windows takes full advantage of the scenery on offer.



Entrance Hall

Oak stairs rise to the first floor, doors lead off to the following:

Lounge 21' 4" x 13' 9" (6.5m x 4.2m)

A triple aspect room with a window to the front, two windows to the side and bi-folding doors to rear

Kitchen/ Diner 22' 4" x 15' 1" (6.8m x 4.6m)

A large open plan room with french doors to the side and bi-folding doors to the rear which give views over the garden to fields beyond. The fitted kitchen comprises wall hung, floor standing and drawer storage cupboards with quartz work surface. A one and half bowl stainless steel sink unit with drainer set into a central island which also provides a breakfast bar. Door to utility.

Utility 10' 6" x 4' 11" (3.2m x 1.5m)

A part glazed door and a window to the side, a stainless steel sink unit with drainer and a work surface.

Study 12' 10" x 8' 6" (3.9m x 2.6m)

A window to the side.

Snug 18' 8" x 9' 10" (5.7m x 3m)

A triple aspect room with the second set of stairs rising to the first floor and a door to the Entrance Hall.

Bedroom 5 12' 6" x 11' 2" (3.8m x 3.4m)

A pair of French doors to the rear, a built in wardrobe, a door to the en-suite

En-suite 6' 11" x 4' 11" (2.1m x 1.5m)

A chrome heated towel rail, a low level W.C, a washbasin and a walk in shower enclosure with shower.

Cloakroom 6' 7" x 3' 7" (2m x 1.1m)

One window to the side, a cloakroom suite comprising of a low level W.C and washbasin.

Landing

a set of oak stairs descend to the ground floor, Velux windows to the front, under eaves storage, doors lead off to:

Master Bedroom 15' 5" x 13' 5" (4.71m x 4.08m)

There are floor to ceiling windows and vaulted ceiling which make the most of the superb country views from this room, a fully glazed door opens with a Juliet balcony. There is plenty of under eaves storage a door give access to the Dressing room and ensuite.

Dressing Room 9' 6" x 4' 8" (2.9m x 1.42m)

Built in shelving and storage cupboards opening to:

En-suite 12' 8" x 9' 7" (3.87m x 2.93m)

A Velux roof light, a chrome heated towel rail, a low level W.C, a washbasin, and a walk in shower enclosure with a shower.

Bedroom 2 15' 1" x 12' 10" (4.6m x 3.9m)

There are two Velux windows to the rear, built in wardrobe.

Bedroom 3 14' 9" x 9' 2" (4.5m x 2.8m)

There are Velux windows to the rear, a built in wardrobe and a door to the en-suite.

En-suite 11' 2" x 4' 3" (3.4m x 1.3m)

A Velux roof light, a chrome heated towel rail, a suite comprising of a low level W.C, a washbasin and a walk in shower enclosure with shower.

Bedroom 4 13' 9" x 12' 2" (4.2m x 3.7m)

There are Velux windows to the side, under eaves storage and a door to the en-suite.

En-suite 12' 2" x 4' 3" (3.7m x 1.3m)

There is a Velux roof light, a chrome heated towel rail, a suite comprises a low level W.C, a washbasin and a walk in shower enclosure with shower.



Main Bathroom 10' 6" x 6' 3" (3.2m x 1.9m)

There is a Velux roof light, a chrome heated towel rail, bathroom suite comprises a W.C, a washbasin, a bath and walk in shower enclosure with shower.

Outside

Front - Graveled area provides parking for several cars, flower bed borders, a car port has been created between the Snug and the Garage.

Side - Mainly laid to lawn with panel fence to the boundaries.

Rear - A patio has been laid directly to the rear of the property, and the rest laid to lawn.

Amenities

Huish Episcopi is less than one mile from the town of Langport which has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well-known Huish Academy and Sixth Form. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.



Directions

From the Secondary School in Huish Episcopi turn left onto Field Road and continue along this road passing the The Rose & Crown pub on the left, as you climb to the top of Duckhill the turning left to Windmill Lane will be found on a right hand bend, take this turning onto the land and the property will be found on the right hand side indicated by the For Sale board.

GROUND FLOOR
1700 sq.ft. (157.9 sq.m.) approx.



1ST FLOOR
1382 sq.ft. (128.3 sq.m.) approx.



TOTAL FLOOR AREA : 3082 sq.ft. (286.3 sq.m.) approx.

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.
Made with Metropix ©2020

Regulations Compliance Report			
Approved Document L1A, 2013 Edition, England assessed by Broms EAPP 2012 program, Version 1.0.4.14 Printed on 14 May 2018 at 11:30:11			
Assessed By:	Jack Beckett (STROCK2017)	Building Type:	Detached House
NEW DWELLING DESIGN STAGE	Site Reference	Site Reference	Plot 2
Address	Plot 2, Old Humber Farm, Windmill Lane, Phibney, TA10 9EW	Address	Plot 2, Old Humber Farm, Windmill Lane, Phibney, TA10 9EW
Name:			
This report covers items included within the SAP calculations. It is not a complete report of regulations compliance.			
B1: Air Tightness			
Fuel for main heating system: mains gas			
Fuel factor: 10 (mains gas)			
Target Carbon Dioxide Emission Rate (TER)			
TER (kg CO ₂ /m ² /yr)			
Target Fabric Energy Efficiency (FEE)			
Target Fabric Energy Efficiency (FEE)			
B2: Thermal Transmittance			
Element			
External wall			
Roof			
Floor			
B3: Heating Efficiency			
As installed at 50 packages			
Minimum			
B4: Heating Efficiency			
Main heating system:			
Secondary heating system:			
B5: Energy Efficiency			
Hot water storage:			

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





ENGLISH HOMES

9 Parrett Close, Langport, Somerset, TA10 9PG
01458 252530
Email: sales@english-homes.co.uk
www.english-homes.co.uk