



Millbrook House, Huish Episcopi,
Langport, Somerset, TA10 9EN

Guide Price £525,000

3 bedrooms
Ref:EH001143



ENGLISH HOMES

www.english-homes.co.uk

Overview

- A detached three double bedroom house with huge scope for improvement.
- Potential to be extended subject to planning permission.
- Good size workshop could be converted to a home office.
- Mains Gas combi boiler with central heating.
- Impressive double height entrance hall with gallery landing.
- No onward chain.



An attractive three double bedroom house with huge scope for improvement conveniently located in this popular village. There are three double bedrooms and a family bathroom to the first floor, lounge, dining room, study, kitchen/breakfast room, utility and conservatory to the ground floor. The property also benefits from a garage and separate workshop. Internal viewing is highly recommended to appreciate all this property has to offer.

Accommodation

A part glazed door opens into:

Entrance Porch: There are windows to three sides, a tiled floor and a wooden part glazed door opens into:

Entrance Hall: An impressive double height entrance hall with gallery landing, under stairs cupboard, storage cupboard with hanging space and fuse boards, there is one radiator and doors lead off to:

Cloakroom: This room has one window to the side, one radiator, a low level W.C, a hand wash basin and tiles to splash prone areas.

Lounge "L" Shaped Room: 16' 7" x 14' 1" (5.06m x 4.30m) + 3' 7" x 9' 4" (1.09m x 2.84m)

A light filled room with one window to the front, one window to the rear, a part glazed door with one window to the side opens into the conservatory. There is one radiator and a beautiful open fireplace creates a wonderful focal point.

Conservatory: 10' 2" x 9' 9" (3.09m x 2.98m)

Constructed of UPVC and double glazed units on a dwarf wall with a sliding door that opens to the patio and a tiled floor.

Kitchen/Breakfast Room: 15' 9" x 9' 3" (4.80m x 2.82m) This room has one window to the rear, one radiator, two serving hatches, a one and a half bowl composite sink with mixer tap over, drainer to one side and a storage cupboard under. A further range of wall hung, floor standing and drawer storage





cupboards above and below rolled edge work surfaces. An Electrolux double oven and grill and electric four ring hob are included in the sale. A door leads to:

Utility room: 9' 4" x 6' 1" (2.84m x 1.86m)

There is one window and a part glazed door to the rear. A single bowl stainless steel sink unit with drainer to one side, storage cupboard under and a tiled splashback. Wall hung cupboards give extra storage and there is space and plumbing for a washing machine.

Dining Room/Bedroom 4: 13' 7" x 9' 0" (4.14m x 2.74m) There is one window to the front, one radiator and a door to:

Study: 7' 11" x 6' 1" (2.42m x 1.85m)

This room has one window to the front and one radiator.

Stairs from Entrance Hall rise to first floor:

Landing: There are two windows to the front aspect, shelving, eaves storage, loft entrance hatch and doors that lead off to:

Bedroom 1: 14' 2" x 9' 7" (4.32m x 2.93m)

Dual aspect room with a window to the front and rear elevations, one radiator and a built in wardrobe.

Bedroom 2: 14' 4" x 9' 5" (4.36m x 2.87m)

This room has two windows to the rear, one radiator, a built in wardrobe, a built in dressing table with a wardrobe to either side and storage cupboards over.

Bedroom 3: 11' 0" x 8' 7" (3.36m x 2.61m)



There is one window to the rear, one radiator and a built in wardrobe.

Bathroom: 9' 2" x 7' 7" (2.80m x 2.31m)

This room has one window to the side, one radiator, a storage cupboard with shelving, an eaves storage cupboard, a low level W.C. with concealed cistern, a pedestal wash basin, a panelled bath and tiles to splash prone areas.

OUTSIDE

Front: A tarmac drive leads to a bridge over a stream to a gravel drive which gives vehicular access to the garage and workshop and also provides off-road parking. There is a lawned area to either side of the stream with flower beds and mature trees. A pedestrian gate opens to:

Side: The right hand side of the property has a predominantly lawned area separated from the front by a mature hedge. To the left of the property is a gravelled area in front of the workshop and a pedestrian gate opens to:

Rear: Here you will find a patio area, mature flower bed with a variety of plants and a mature hedge to the rear boundary.

Garage: 17' 7" x 15' 0" (5.37m x 4.58m)

An electric up and over door with a slatted floor. There is one window and a pedestrian door to rear. A range of cupboards and shelving provide useful storage, the Worcester gas boiler is located here.

Workshop: 29' 9" x 9' 4" (9.06m x 2.84m)

Constructed of timber with a tiled roof, there are three windows to the side and a useful work bench.

Store 29' 9" x 6' 5" (9.06m x 1.95m)

Attached to the side of the workshop, is a door to the front provides a useful storage area, this could be integrated with the main workshop.

Directions: From the Langport office turn right onto Bow St, continue up The Hill and through the Hanging Chapel until you come to the T-junction with St Mary's Church. Turn Right here and the site will be found on the right hand side almost opposite the turning to Wagg Drove.

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.

VIEWINGS BY APPOINTMENT

Langport Office 01458 252530

sales@english-homes.co.uk Disclaimers: Information is given in good faith, but may not be accurate.

Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

1ST FLOOR



GROUND FLOOR



TOTAL FLOOR AREA : 1518sq.ft. (141.0 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 ©2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		



ENGLISH HOMES

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

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.

www.english-homes.co.uk