







Millbrook House, Huish Episcopi, Langport, Somerset, TA10 9EN Guide Price £525,000
3 bedrooms
Ref:EH001143





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

## 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

and a tiled floor.

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.

# 4.30m) + 3' 7" x 9' 4" (1.09m x 2.84m)

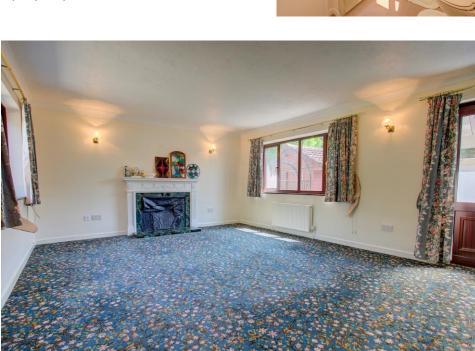
A light filled room with one window to the front, one window to the rear, a part glazed door with one window to the side opens into the conservatory. There is one radiator and a beautiful open fireplace creates a wonderful focal point.

## 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

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

Lounge "L" Shaped Room: 16' 7" x 14' 1" (5.06m x







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 An electric up and over door with a slabbed floor. There is 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 tarmacadam 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 slabbed 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 by 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

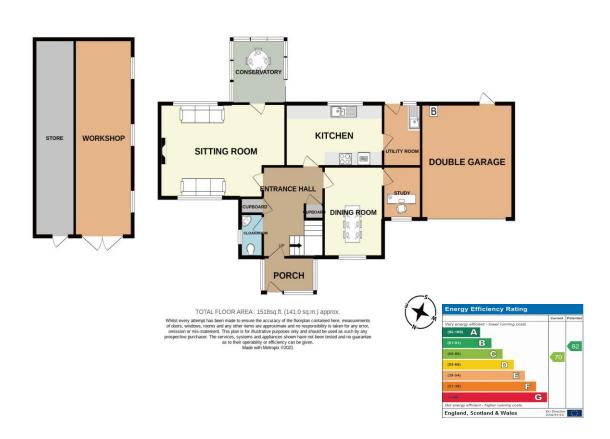
### Langport Office 01458 252530

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### 1ST FLOOR



### **GROUND FLOOR**





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