



ENGLISH HOMES

Blacklawn House, Wick,
Langport, Somerset, TA10 0NN
Guide Price of £650,000

This 4 bedroom detached cottage is ideal for those who are looking for a property with character whilst being in a semi-rural location, backing onto open countryside. The property is set in approximately 0.60 acres of gardens including an orchard and comes with the benefit of garage, workshop, off road parking and turning area. The property oozes character from the inglenook fireplace with bread oven to the panelled walls and beamed ceilings. The property is versatile in its' use, with 3 double bedrooms to the first floor, master with en-suite and family bathroom. Whilst to the ground floor there is a further double bedroom with en-suite, living room, dining room, breakfast room, kitchen, utility, cloakroom and a conservatory overlooking the rear garden. There are plenty of nearby walks to the property and it lies within 1.5 miles of Langport and the amenities it has to offer.



Accommodation:

uPVC double glazed door provides access to:

Utility: 10' 2" x 18' 1" (3.09m x 5.51m)

Front aspect uPVC double glazed window, stainless steel sink and drainer, a range of low level and wall mounted kitchen units, space and plumbing for washing machine, space for upright fridge freezer, oil fired boiler, hot water tank, tongue and groove ceiling, doors leading off to:

Cloakroom:

Front aspect uPVC double glazed window, low level toilet with tiled windowsill.

Bedroom 4: 12' 11" x 12' 10" (3.94m x 3.90m)

Dual aspect uPVC double glazed windows to both the rear and side giving views over the rear garden, radiator, storage cupboard with hanging rail and shelving, loft hatch access and door leading to:

En-Suite:

Side aspect opaque uPVC double glazed window, tiled windowsill, jacuzzi style bath and side panel, double shower cubicle, pedestal wash hand basin,

low level toilet, radiator, tiled flooring, extractor fan.

Dining Room: 16' 0" x 13' 2" (4.88m x 4.01m)

Front aspect uPVC double glazed window with window seat, rear aspect uPVC double glazed window with window seat with views to garden, radiator, inglenook recess with exposed stone wall and beam, radiators, beams to ceiling, wall mounted lights, stable latch door through to:

Kitchen: 16' 0" x 11' 0" (4.88m x 3.36m)

Rear aspect uPVC double glazed window, radiator, stairs rising to first floor landing, under stair storage cupboard, beams to ceiling, door through to inner hallway, front aspect uPVC double glazed window, tiled window sill, one and half bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surface, space for electric cooker, stainless steel hood over, breakfast bar, integrated dishwasher, integrated fridge freezer, spotlights, tiled flooring, archway through to:

Breakfast Room: 9' 1" x 4' 7" (2.76m x 1.40m)

Front aspect uPVC double glazed window, timber wall, built in wooden seats, beams to ceilings.

Inner Hall:

Radiator, timber walls, beams to ceiling, glass panel door through to sunroom and wood door leading through to:

Living Room: 16' 10" x 14' 0" (5.12m x 4.27m)

Dual aspect uPVC double glazed french doors to both the front and rear, inglenook fireplace with brick and stone surround, beams, bread oven, beams to ceiling, part timber walls, radiators.

Conservatory: 16' 1" x 8' 10" (4.89m x 2.69m)

Brick based conservatory, triple aspect uPVC double glazed windows giving views to the rear garden, radiators and tiled flooring.

First Floor Landing:

Two rear aspect uPVC double glazed windows giving views to the countryside beyond, loft hatch access, doors leading off to:

Bedroom 1: 18' 10" x 10' 4" (5.74m x 3.15m)

Dual aspect uPVC double glazed windows to both the front and rear giving countryside views, radiator, wall mounted light, doors leading off to:

En-Suite:

Side aspect window, corner bath with mixer tap and shower attachment, low level toilet, pedestal wash hand basin, tiled splash backs, electric heated towel rail, storage cupboard.

Bedroom 2: 17' 2" x 14' 2" (5.23m x 4.32m)

Front aspect uPVC double glazed window giving countryside views, radiators, 2 built in wardrobes.

Bedroom 3: 10' 1" x 8' 8" (3.08m x 2.63m)

Front aspect uPVC double glazed window with partial countryside views, radiator.

Bathroom:

Front aspect uPVC double glazed window, bath with side panel and mixer tap, wall mounted shower attachment, glass shower screen, low level toilet, pedestal wash hand basin, tiled splash back, electric heated towel rail, with further radiator and towel rail.



Outside:

There is a 5 bar gate providing access to a graveled driveway, giving access to the garage and providing off road parking and turning area.

Front Garden:

There is an iron gate, with paved patio area, lawned garden. There is a stone-built outhouse and pitched tiled roof, hedge surround and stone wall.

Rear Garden:

Laid to lawn, with well stocked borders, hedgerow surround and views to open countryside. There is an extensive side lawned garden, with a vegetable plot in the centre, oak tree together with willow and a variety of apple trees with fence panel and hedgerow surround.

Garage: 14' 7" x 11' 7" (4.44m x 3.52m)

Metal up and over door, rear aspect opaque uPVC double glazed window, power and lighting.

Workshop: 15' 4" x 9' 7" (4.67m x 2.91m)

Woodstore, work bench, power and lighting.

Agents Note:

The property is on mains electricity, with septic tank and oil-fired central heating.

Directions:

From English Homes Langport office turn left in the direction of Curry Rivel. Within about half a mile of leaving Langport take the first road on the right signed Wick and Portfield. Proceed for about half a mile at which point the road bends sharply to the right. The property is then located on the right-hand side denoted by an English Homes For Sale board.

Amenities:

Wick is less than two miles 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 Episcopi 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 STRICTLY BY APPOINTMENT:

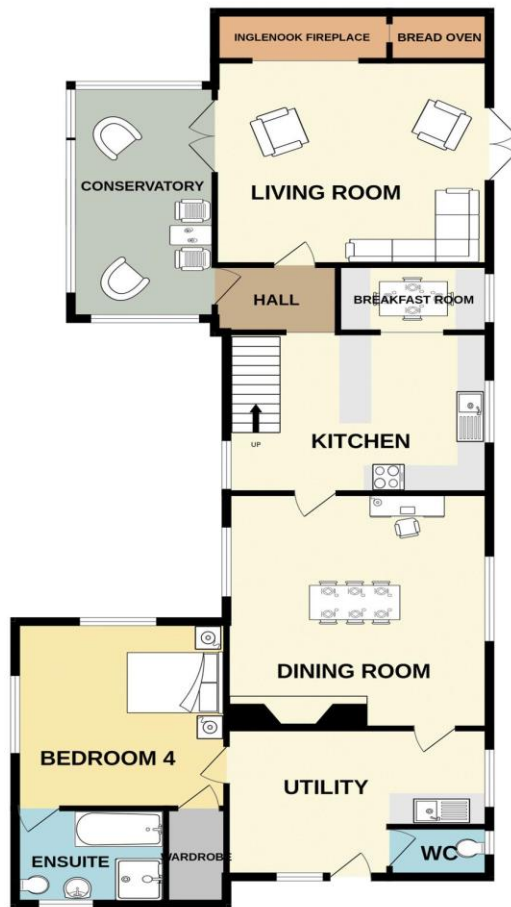
Langport Office 01458 252530

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

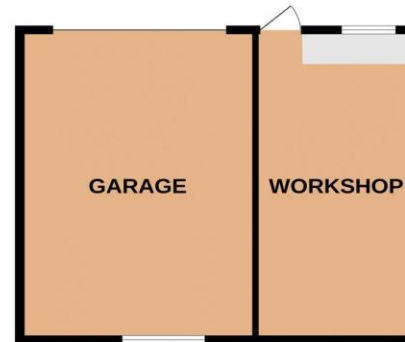
conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substance surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

GROUND FLOOR
1859 sq.ft. (172.7 sq.m.) approx.



TOTAL FLOOR AREA : 2558 sq.ft. (237.6 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 ©2023

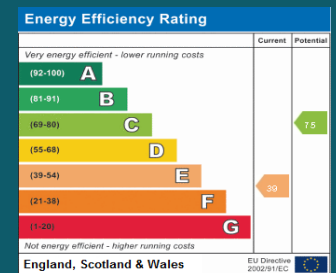


1ST FLOOR
699 sq.ft. (65.0 sq.m.) approx.



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







ENGLISH HOMES

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