



Littlemore Farm House, Pibsbury,
Langport, Somerset, TA10 9EJ

Guide Price £620,000

5 bedrooms
Ref:EH001687



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Overview

- A detached 5 bedroom cottage with versatile accommodation
- Double garage
- Grounds in just over 1/3 of an acre
- Much improvement undertaken by existing owner
- Master with en-suite
- Ground floor bedroom with en-suite, ideal to use as an annexe
- Spacious kitchen/dining room
- Convenient to countryside walks



A delightful and versatile 5 bedroom detached cottage located in one of the more sought after hamlets on the edge of Huish Episcopi. The property has a wonderful garden wrapping around the property and stands in approx. 1/3 acre with a double garage and off road parking. There has been much improvement with the existing owner, a particular mention has to go to the en-suite which has both a double shower and bath, together with the addition of a utility area and a down stairs bedroom with en-suite which could be utilised as an annexe.

ACCOMMODATION: Opaque uPVC double glazed door provides access:

Hallway: Tiled flooring, stairs rising to first floor landing, under stairs storage cupboard, doors lead to living room and dining area.

Living Room: 20' 6" x 15' 11" (6.25m x 4.84m)
Dual aspect uPVC double glazed windows to the front and rear, 2 further full length side aspect uPVC double glazed windows and French doors giving views over the garden, wood burner with hearth and wood mantel, radiator, wall mounted lights.

Open Plan Kitchen/Dining Room:

Dining Area: 14' 6" x 11' 2" (4.41m x 3.40m)
2 front aspect uPVC double glazed windows, wood burner with slate hearth, tiled floor and archway opening to:

Kitchen/Breakfast Room Area: 22' 8" x 8' 8" (6.91m x 2.64m)
Rear aspect uPVC double glazed window, sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, space for range cooker, extractor hood over, splash backs, inset spot lights, tiled floor, radiator, safe, archway through to rear hall.

Hall: 12' 6" x 5' 5" (3.81m x 1.66m)



2 rear aspect uPVC double glazed windows, tiled flooring, gas boiler, spot lights, archway through to:

Annexe Hall: Inset spot lights, radiator, tiled floor, uPVC double glazed door to the rear garden, doors off to:

Utility: 7' 1" x 5' 6" (2.17m x 1.68m) Rear aspect uPVC double glazed window, stainless steel sink and drainer with mixer taps, low level and wall mounted kitchen units, roll top work surfaces, space for upright fridge/freezer, space and plumbing for washing machine, tiled flooring, inset spot lights.

Cloakroom: Side aspect opaque uPVC double glazed window, low level dual flush toilet, Vanity wash hand basin with mixer taps, radiator, tiled splash backs, tiled flooring, inset spot lights.

Annexe Bedroom 5: 10' 5" x 10' 1" (3.17m x 3.07m) Measurement not into door recess. Front aspect uPVC double glazed window, radiator, inset spot lights, door to:

En-Suite: Side aspect opaque uPVC double glazed window, shower cubicle with waterfall shower head, pedestal wash hand basin with mixer taps, low level dual flush toilet, tiled splash backs, heated towel rail, tiled flooring, inset spotlights, extractor fan.

First Floor Landing: Beams to ceiling, smoke detector, stained glass window through to bedroom 4, doors lead off to:

Bedroom 1: 16' 1" x 13' 11" (4.89m x 4.23m) Front aspect uPVC double glazed window, radiator, beams to ceiling, thermostatic control, loft hatch access, doors lead to:

En-Suite: Rear aspect opaque uPVC double glazed window, ball and claw style bath with mixer taps and shower attachment, double



shower cubicle with mains fed shower with waterfall shower head, low level dual flush toilet, his and hers Vanity wash hand basins, mosaic tiled splash backs and flooring, beams to ceiling, inset spot lights, heated towel rail.

Bedroom 2: 13' 7" x 12' 6" (4.14m x 3.80m)

Maximum measurement. Front aspect uPVC double glazed window, radiator, cast iron feature fireplace, beams to ceiling.

Bedroom 3: 14' 11" x 7' 10" (4.54m x 2.39m) Rear aspect uPVC double glazed window, radiator, beams to ceiling.

Bedroom 4: 10' 7" x 7' 8" (3.22m x 2.33m) L-Shaped Maximum measurement. Front aspect uPVC double glazed window, radiator, beams to ceiling, stained glass window through to landing.

Bathroom: Rear aspect opaque uPVC double glazed window, bath with side panel and mixer taps, waterfall shower over, glass shower screen, pedestal wash hand basin with mixer taps, low level dual flush toilet, tiled splash backs, tiled flooring, towel rail, inset spot lights, extractor fan, beams to ceiling.

Outside: Double Garage & Parking: 17' 11" x 16' 6" (5.46m x 5.02m) There is an electric double gate



which provides access to the gravelled area which provides off road parking for numerous vehicles and turning area.

The double garage is constructed of a mixture of block, render and natural stone under a pitch tiled roof. There are 2 up and over doors and a window to the side.

Gardens: The property stands in just over 1/3 of an acre. There is a substantial South facing side garden which is laid mainly to lawn with well landscaped borders with fruit trees, shrubs and plants. Directly off the living room is a paved patio area under a pergola, ideal to enjoy the summer evenings. To the front is a low maintenance private area with raised beds. Enclosed within the garden is a summer house which is included in the sale price.

Services & Agents Note: The property is connected to mains gas, electricity and water with gas central heating. The property is accessed via a shared private road.

Amenities: Pibsbury is a small rural hamlet on the edge of Huish Episcopi which is less than one mile from the town of Langport. Langport 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

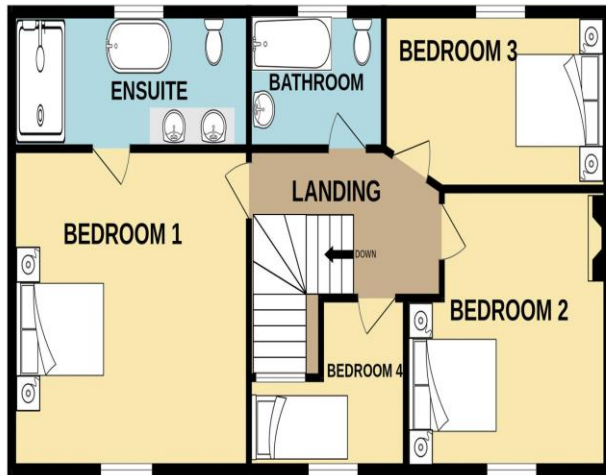


motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.

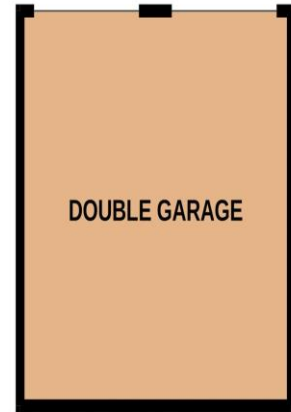
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1ST FLOOR



GROUND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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