



5 The Row, Muchelney,
Langport, Somerset, TA10 0DL

Guide Price £300,000

3 bedrooms
Ref:EH001866



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Overview

- 3 Bedroom Stone Built Period Cottage.
- Flagstone floors and fireplaces.
- Generous gardens with vegetable growing area.
- Oil fired central heating.
- Situated on a lane in a rural village.



A charming three bedroom mid-terraced period cottage in a pretty rural village. Originally two cottages, now combined to offer further accommodation comprising a lounge, dining room, kitchen, utility, downstairs W.C, 3 bedrooms and family bathroom. Period features include flagstone floors, two fireplaces. The rear garden is bigger than average providing a wonderful place for all those that enjoy the outdoors with spaces allocated for growing vegetables and sitting.



Accommodation

A part glazed UPVC front door opens into:

Dining Room: 12' 5" x 12' 1" (3.78m x 3.68m)

There is one double glazed window to the front, one radiator, flagstone floor, a feature fireplace (currently capped but could be lined to have a logburner fitted). Doors open to:

Lounge: 12' 5" x 12' 3" (3.78m x 3.73m)

This room has two double glazed windows to the front, two radiators, a period fireplace provides a great focal point (currently capped but could be lined). Flagstone floor.

Kitchen: 15' 0" x 8' 1" (4.57m x 2.46m)

There is one double glazed window to the rear and a part glazed door open into the rear porch. A Belfast sink has a mixer tap over and a storage cupboard under. A further range of floor standing and drawer storage cupboards are arranged under a solid wood work surface with a tiled splashback. There is space and plumbing for a dishwasher, space for an upright fridge/freezer and space for an electric range cooker. Stairs rise to the first floor, there is one radiator and doors open to:



Utility: 8' 0" x 5' 9" (2.43m x 1.75m)

This room has one window the rear, one radiator, a range of floor standing kitchen units with solid wood worktops, space and plumbing for a washing machine. The oil fired Worcester boiler can be found here which provides central heating and domestic hot water. An opening leads to:

W.C: 8' 1" x 3' 8" (2.46m x 1.11m)

There is one window to the rear, a low level macerator W.C with sink installed in the cistern.

FIRST FLOOR:

Stairs from the kitchen rise to the:

Landing: Doors lead off to:

Bedroom 1: 12' 2" x 11' 0" (3.70m x 3.35m)

There is a double glazed window to the front with views over open countryside and one radiator.

Bedroom 2: 12' 4" x 12' 2" (3.75m x 3.70m)

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

Bedroom 3: "L" Shaped 12' 6" x 5' 2" (3.81m x 1.58m) + 4' 9" x 8' 1" (1.45m x 2.46m)

This room has one radiator and a double glazed window with views over the garden.

Shower Room: 12' 4" x 8' 1" (3.75m x 2.46m)

There is one double glazed window to the rear, a radiator together with a ladder style heated towel rail, a shower enclosure with electric Mira shower and a white suite that



comprises a low level W.C and pedestal wash basin.

OUTSIDE

The rear garden is a particular feature, having been creatively split into five distinct areas. The area adjacent to rear of the cottage has a patio and raised bed with the oil storage tank, a lawned path leads to the next area which is mostly laid to lawn with flower beds, the manhole covers allow access to the septic tank, a timber shed with power connected provides useful storage. The next area is currently laid to lawn leading to a further lawned area with a gazebo and shelter, this provides a great area for alfresco dining. The last area has a range of raised beds currently used for growing vegetables. A stone built building at the rear of the garden is divided up and shared with the neighbours.

AGENTS NOTE: A rarely used right of way allows access for cottages no. 3, 4 and 6 to cross the rear of the cottage. This property in turn has access over No.6 (to the left). this is often useful for bringing in large garden equipment etc. Another smaller right of way is found at the bottom of the garden for No.6 to access the shared shed storage. A further right of way to be aware of is down the left

hand side of the garden for cottage no.6, which is used by the neighbour to trim her shrubs and bushes. Further clarification is easier to explain while in the garden and the current owners have said while it sounds complicated they are rarely used and are for everyones benefit and does not detract from their everyday enjoyment.

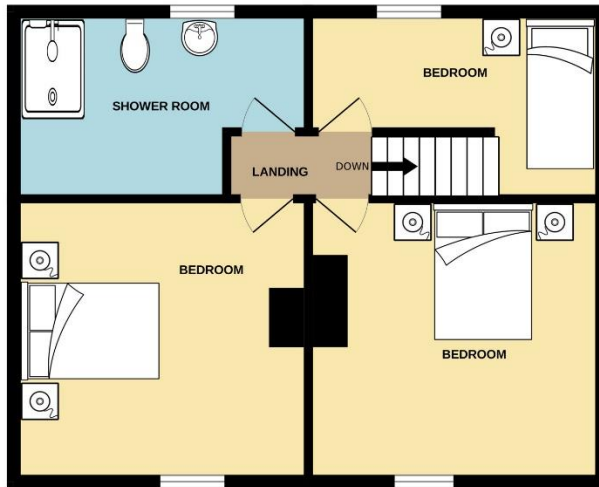
Services: Mains electric and water and oil central heating are connected. The sewerage is private using a septic tank system. The current owners inform us that the septic tank disperses through a ground filtration system, importantly not to a water course, so is compliant with current regulations and that they have had no issues with in their time of living at the property.

Amenities: The welcoming and popular hamlet of Machelney is famous for it's Abbey, Parish Church and nearby John Leach's pottery. It sits in a beautiful part of the Somerset Levels and has easy access to the bustling town of Langport where you will find a range of facilities fulfilling most day to day needs, with a Tesco store, medical centre,

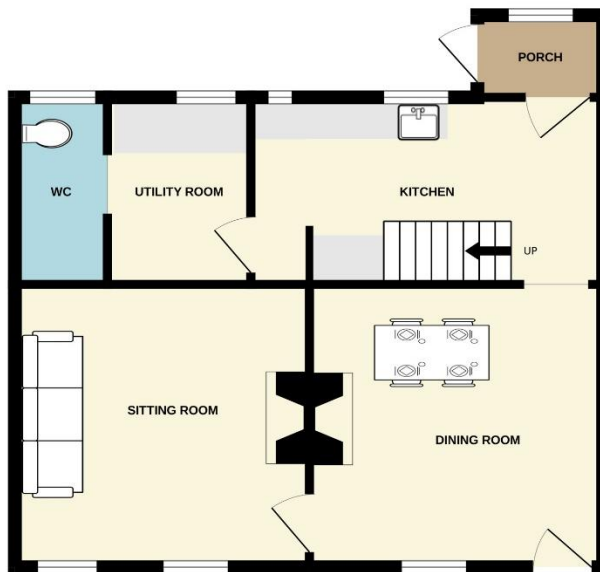
various churches and schools for all ages including the well known Huish Episcopi Secondary School which now has a Sixth Form. Rail links can be found at Castle Cary, Taunton with it's main-line railway station (London/Paddington), Bridgwater and Yeovil (Waterloo and Paddington). The Dorset coast is approximately 25 miles away.

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1ST FLOOR



GROUND FLOOR



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.
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Energy Efficiency Rating		Current	Possible
36-47	A		
29-34	B		
23-28	C		
17-22	D		
11-16	E		
5-10	F		
1-4	G		
		43	58
Energy Rating: 43/58			
England & Wales		EU Directive 2002/91/EC	



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