



£599,950

At a glance...



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COUNCIL
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**holland
& odam**

Watersmeet
Langport
Somerset
TA10 9HE

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton Market Place head south on West Street and keep right at the fork. At the mini roundabout take the first exit onto Langport Road B3153 and continue for approximately 4 miles. At the next roundabout, take the first exit onto Wincanton Road and follow to the sharp left hand bend and turn right onto The Hill. Take the first left into Huish Drove and continue over the river bridge where the property can be found immediately on your right hand side.

Services

Mains water & electricity are connected.
Treatment plant in the garden.
Oil fired central heating.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Huish Episcopi is a village on the outskirts of Langport, approximately 4 miles south west of Somerton. There are good recreational facilities and schools for all ages, church and local pub. Linked with Langport town, which is an ideal place to explore on foot, bike or water along the stunning River Parrett and a popular spot for paddle boarding, kayaking and swimming, with a number of pontoons added to assist users over the spring/summer period. For a small town, there is a comprehensive range of amenities including a number of independent shops, bakeries and cafes, takeaway restaurants, butchers, supermarket and pubs. There is also a vet surgery in town, dentist and doctors surgeries, garages and petrol station. Well positioned for A303 and M5 and the nearest train stations are in Taunton & Yeovil with direct links to Paddington & Waterloo.

Insight

Watersmeet is an idyllic period cottage on the edge of Huish Episcopi, with impressive countryside views. Situated along the River Yeo waterfront and within a large plot, this property offers generous gardens, detached garage with off road parking and option to purchase adjoining 3 acre paddock. The cottage is full of character with several reception rooms including an open plan kitchen dining room, living room, garden room and study. There are four bedrooms with ensuite shower room to the master and a family bathroom. A beautifully presented, wrap around garden offers a summerhouse with attached workshop, vegetable plot and access to the riverbank.

Entrance to the side via covered storm porch, leading into the entrance hallway with downstairs WC and opening to a study. The dining room boasts character features constructed of local quarried stone, including Hamstone mullion windows and a feature fireplace with Blue Lias stone lintel. Attractively plastered to incorporate exposed stonework, complimenting the flagstone floor.

Leading off the dining room is the well designed kitchen, fitted with light cabinets and white marble effect worktops, with integrated appliances including eye-level double oven, inset sink and induction hob, fridge-freezer, pantry cupboard and a feature window seat.

The dual aspect living room is an impressive size with an attractive fireplace housing a wood burning stove and plenty of additional space to comfortably present a grand piano.

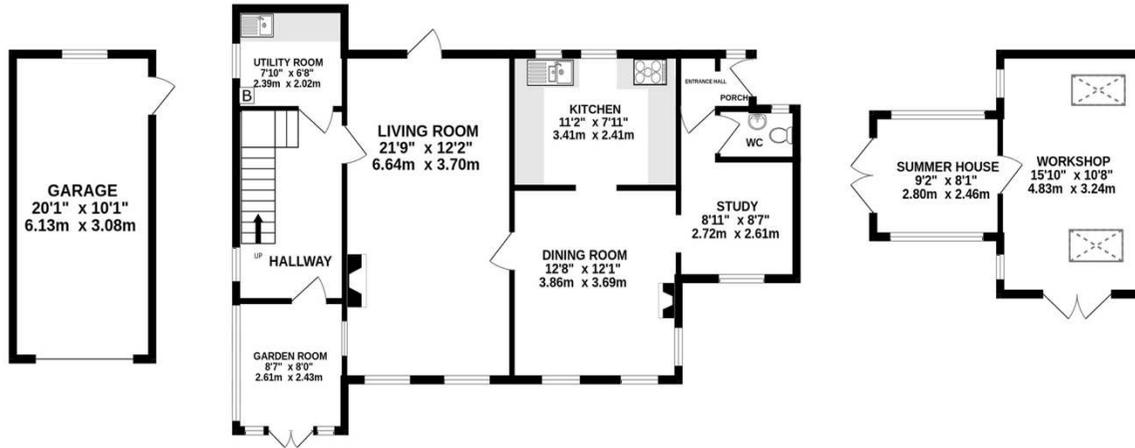
The former front entrance hall with stairs to the first floor accommodation, now provides additional storage space and connects to the utility/ laundry room and south facing garden room. The first floor accommodation offers four bedrooms, all benefitting from beautiful views with an ensuite shower room to the master and a family bathroom.

The front garden is beautifully presented as a traditional cottage style garden and opens out into a large lawn at the rear with a workshop and summerhouse. Watersmeet enjoys fishing and launching rights on the river, with gate access to the riverbank from the rear garden. There is a public footpath across this section, rarely used by the public due to an alternative route.

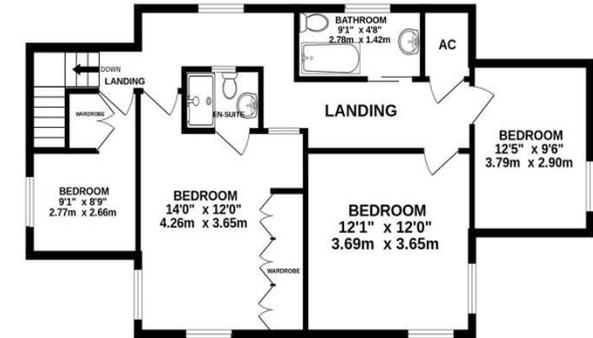
The property is situated on a quiet no through lane with access to a detached garage and off road parking and five bar gate access to an adjoining 3 acre field, for sale by separate negotiation.



GROUND FLOOR
1293 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 2017 sq.ft. (187.3 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.
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