

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



POPLINS, GLEBE YARD, LONG SUTTON, LANGPORT, TA10 9HU



**POPLINS,
GLEBE YARD, MARTOCK ROAD, LONG SUTTON, TA10 9HU**
Langport 3 miles, Somerton 2 miles, Street 8 miles, Castle Cary Rail Station 13 miles, Yeovil 10 miles.

An outstanding house with generous accommodation, a beautiful garden and a splendid location tucked away in this highly regarded village.

The house includes well proportioned accommodation which comprises a reception hall, cloakroom, sitting room, garden room, dining room, a large well fitted kitchen, utility room and study. On the first floor are 4 bedrooms and 2 bathrooms, whilst on the 2nd floor is a large family room (equally suitable to many uses including a 5th bedroom) and a storeroom with scope to fit a 3rd bathroom.

Outside there's a large garage and a rear greenhouse, plenty of parking and a most attractive and well maintained garden that enjoys a sunny, southwesterly aspect.

Another asset of Poplins is the easy access to the extensive networks of footpaths which include riverside walks westwards to Langport and eastwards to Ilchester.

Price Guide £875,000.

Location

The Parish of Long Sutton is situated in the heart of Somerset, bordered to the south by the Levels and the river Yeo and to the north by rolling hills and woods. At the centre of the village is the Green which is surrounded by a splendid XVIth century church and other interesting, listed buildings making it one of the most attractive villages in the county.

The village has a church, primary school, village hall, golf club, an excellent gastro pub (Devonshire Arms) and a friendly vibrant community with a good number of clubs and associations. For further details see www.longsutton.org.uk

Description

Poplins is part of a small exclusive close of houses built just over 20 years ago and approached over a private road. The house faces east across the green of the close and the private side of the house faces southwest across its gardens.

This is a handsome house with stone elevations under a tiled roof. The house is well designed and appointed to a high standard, has lots of windows facing southwest which flood the house with sunshine creating a light and fresh environment. Other details include oak flooring in the main living areas, a highly efficient Jetmaster open fire in the sitting room and good quality kitchen and bathroom fittings.





Accommodation

An attractive oak framed porch invites you into the property, in turn leading you through to the spacious reception hall. The hall has double doors through to the large sitting room which has a double aspect, a stone fireplace and double doors to both the garden room and the dining room.

The garden room has high windows and doors into the garden. The dining room continues directly into the splendid kitchen which has an excellent range of units and appliances which include a Miele oven, Miele combination oven/microwave, Smeg induction hob, Gaggenau extractor, Miele built in dishwasher and a Kuppersbusch fridge/freezer. There are also bi-folding doors into the garden.

Beyond the kitchen is a cloakroom (basin and wc) and also a utility room with a tiled floor, sink unit, cupboard, space and plumbing for a washing machine and the gas central heating boiler

Also on the ground floor is a study with a wood burning stove.

First floor

The landing has the store cupboard and airing cupboard and serves 4 double bedrooms and the family bathroom.

The main bedroom has a range of wardrobes, a dressing area with double mirrored wardrobe and an en suite bathroom with twin basins, wc, bath and a large walk in shower area.

There are 3 further bedrooms on this floor, one having fitted wardrobes. The family bathroom has a basin, wc and a bath with a shower attachment. The staircase continues from the landing to the second floor.

Upon the second floor there's a large room suitable as a living room or a large 5th bedroom. Off the landing is an attic storeroom with scope for another room and perhaps a third bathroom.

Outside

In front of the house is a stone wall and mature hedge and to the north of the house is a parking area leading to the substantial garage which has an electric door and a loft. At the back of the building is an attractive greenhouse.

The gardens are on the sunny and private south west side and include paved terracing, lawns, a lily pond overlooked by a summerhouse, well-trimmed hedges, specimen trees and shrubs, herbaceous borders and access to a quiet rear lane. The gardens have great privacy and need to be seen to be fully appreciated.





Other points

Freehold.

Situated within Long Sutton conservation area.

Not listed.

Land area measure approximately 0.28 acres.

Mains water, electricity, gas and drainage all connected.

Gas central heating system with recently replaced boiler and water cylinder.

Solar Panels 2.3Kw generating approx £1,100 per annum income with approximately 10 Years to run.

Double glazing.

Somerset Council - Council Tax Band G.

EPC rating C.

IMPORTANT NOTICE

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS

Interested parties are advised to check availability and current situation prior to travelling to see any property.

All viewings are by appointment with the Agents.

Roderick Thomas, London House, New Street, Somerton, TA11 7NU

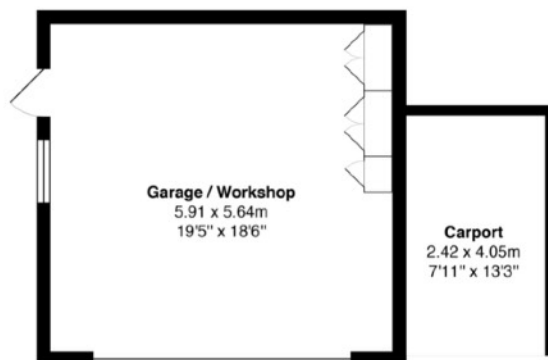
Tel: 01458 767689

E: somerton@roderickthomas.co.uk

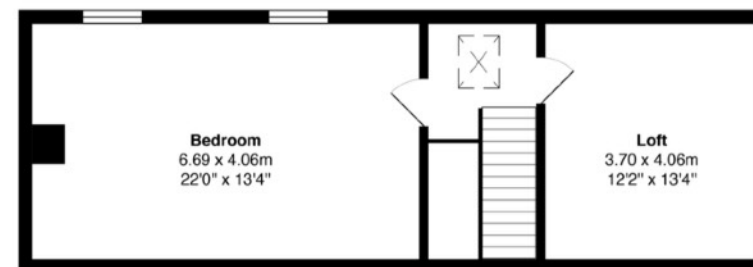
www.roderickthomas.co.uk



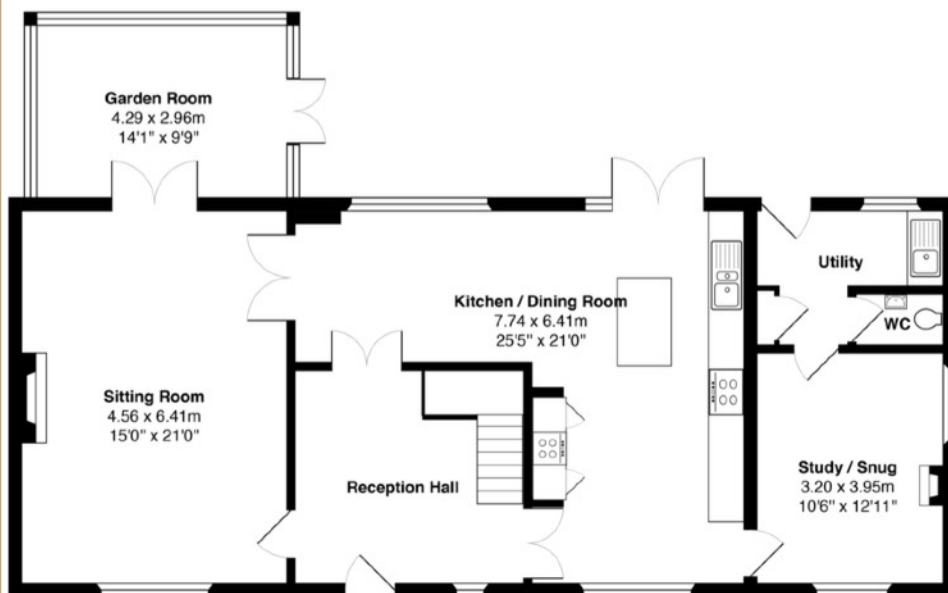
Poplins, Long Sutton



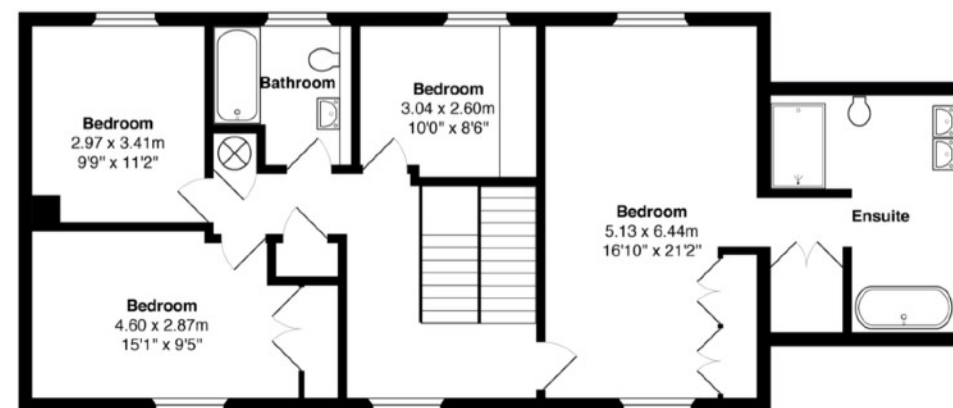
(position not correct to main building)



Second Floor



Ground Floor



First Floor

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