

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



WOODYETTE HOUSE, TOWNSEND, CURRY RIVEL, LANGPORT, TA10 0HP



**WOODYETTE HOUSE,
TOWNSEND, CURRY RIVEL, LANGPORT, TA10 0HP**

Langport 2 miles, Somerton 7 miles, Taunton 12 miles, Street 13 miles, Yeovil, 15 Miles, Bridgwater 18 miles, Castle Cary 19 miles.

This beautifully renovated and extended detached family home offers spacious, stylish and versatile accommodation with a very generous South-East facing garden, double garage, and off-street parking.

Comprising four double bedrooms, plenty of light and airy living space, a boot room, utility, family bathroom and cloakroom.

Situated in the desirable village of Curry Rivel, the property is located within easy reach of local amenities and plenty of countryside walks.

Accommodation

Approaching from the front, a handy part glazed entrance porch provides ample storage for boots and coats, and invites you into the spacious entrance hall where stairs rise to the first floor and doors lead off to the principal rooms.

To the right, the sitting room is a spacious, triple-aspect room featuring a handsome Hamstone fireplace housing a log-burning stove, creating a warm and welcoming atmosphere. French doors open to the rear patio, offering lovely views over the garden.

At the rear of the property is an exceptional open-plan family/dining room, which forms the heart of the home. It has been cleverly extended to provide fantastic living and entertaining space, whilst making the most of the sunny rear aspect and view over the delightful rear garden. Sliding doors span the rear wall, providing stunning garden views and access to the patio. Additional French doors and Velux roof lights flood the space with natural light. Wooden flooring enhances the elegant yet practical design of this impressive space.

The kitchen/breakfast Room is beautifully appointed with bespoke Shaker-style units, granite worktops, and a breakfast bar. Integrated appliances include a Bosch dishwasher, two Siemens electric ovens, a Siemens wine cooler, and space for an American-style fridge/freezer. Limestone floor tiles add a touch of sophistication.





A door leads to the utility room which offers further storage and space and plumbing for laundry facilities, whilst a useful boot room provides ample additional storage.

Integral access into the garage, with electric roller doors, power, lighting, and additional storage space.

Upstairs, the first floor offers a galleried style landing, proving access into the four well-proportioned bedrooms, all comfortably doubles. The principle bedroom offers delightful garden views to the rear, and along with bedroom two, fitted wardrobes.

The stylish family bathroom completes the first floor accommodation and has been thoughtfully redesigned to include a panelled bath, wall-hung W.C, generous shower enclosure, vanity unit, and stylish white marble-effect Aqua panels.

Outside

To the front, a brick-paved driveway offers ample parking and access to the garage, along with planted borders.

At the rear, a large mature, south-east facing rear garden is mainly laid to lawn, bordered by shrubs, plants, and trees. A beautiful raised terrace paved with porcelain tiles leads out from the dining/family room, and provides an ideal space for alfresco dining and entertaining.

A timber shed with tiled roof is also included in the sale, along with a large greenhouse.

What3words: unfocused.needed.bongo

About the Area

Curry Rivel is a charming village with essential amenities, including a convenience store, post office, primary school, garage, and an excellent pub/restaurant.

The village is well-placed for access to the larger towns of Taunton, Bridgwater, and Yeovil, each with their own mainline railway stations. The Dorset coast is approximately 25 miles away.





Tenure and Other points

Freehold.

Mains electric, water and sewerage are connected.

Oil fired central heating and hot water.

Broadband is connected and we understand fibre to cabinet is available in the village.

Land area measure approximately 0.37 acres.

Solar Panels – information awaited

Somerset Council - Council Tax Band E.

EPC rating D

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

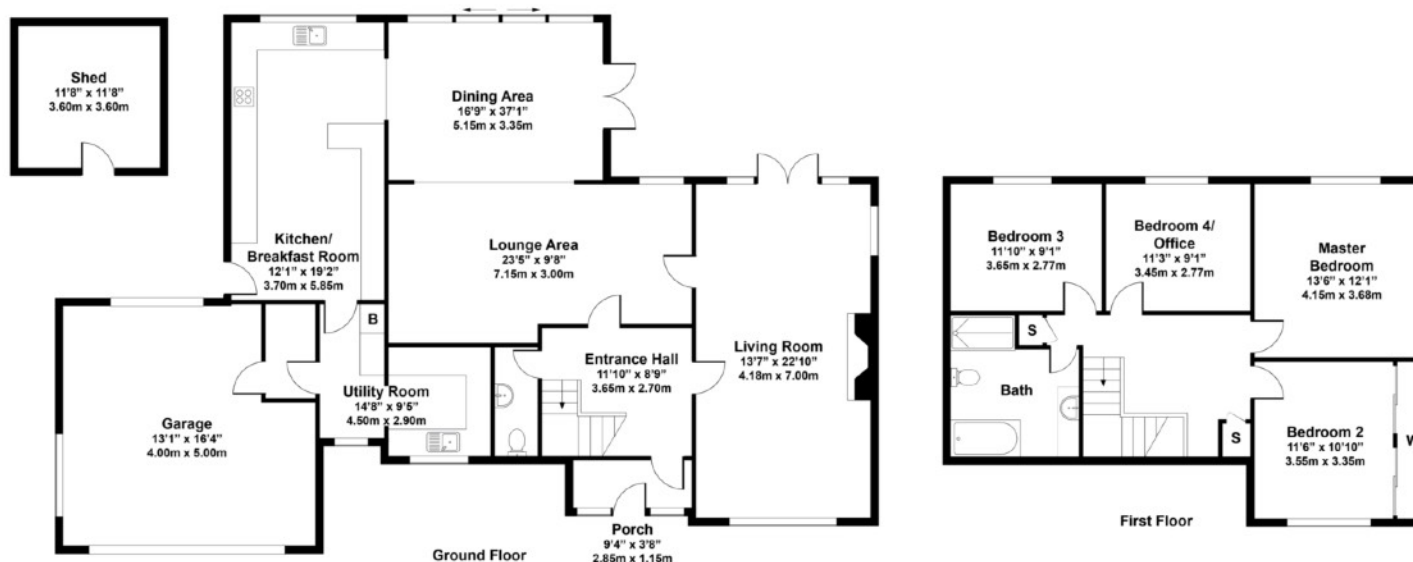
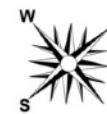
Interested parties are advised to check availability and current situation prior to travelling to see any property.

All viewings are by appointment with the Agents.

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



Woodyette House, Curry Rivel, Langport, Somerset, TA10 0HP



Approximate Gross Internal Area

Ground Floor: 1575 sqft - 146.3 sqm
First Floor: 758 sqft - 70.4 sqm
Shed: 140 sqft - 13.0 sqm
Total: 2473 sqft - 229.7 sqm

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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. 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.

London House, New Street, Somerton, Somerset, TA11 7NU. Tel: 01458 767689 - E: somerton@roderickthomas.co.uk