

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



OVERTON HOUSE, ALLER, LANGPORT, SOMERSET, TA10 0QN



OVERTON HOUSE
ALLER, LANGPORT, SOMERSET, TA10 0QN

A handsome, detached Georgian residence of red brick and Blue Lias stone, originally under the stewardship of the Duchy of Cornwall—once owned by King Charles III.

With generous proportions, period charm, and flexible living accommodation, Overton House occupies a 0.27-acre plot in the heart of the desirable village of Aller.

Accommodation includes multiple reception spaces, five double bedrooms, three bathrooms, and a potential annexe, alongside enchanting gardens, ample parking, and a substantial barn with further scope.

Location

The peaceful village of Aller lies just two miles from Langport and offers a traditional English village feel, with a welcoming pub, a 12th-century parish church, and a vibrant community.

Langport provides a comprehensive range of amenities including shops, cafes, healthcare facilities, and schools. The area is ideal for families, with nearby Huish Episcopi Academy and a choice of prestigious independent schools such as Millfield and Wells Cathedral School.

Excellent transport links are available via mainline rail stations at Taunton and Yeovil, while the M5 and A303 provide swift access further afield.

Accommodation

Dating from the mid-18th century, Overton House is a beautifully preserved period property that has evolved over time to offer comfortable modern living while retaining its original charm. Access is via a glazed timber door at the rear, leading into a flagstone-floored entrance hall with half-panelled walls.

To the right of the hall lies a bright, dual-aspect sitting room extending into a garden room, enjoying windows on all sides and an ornate fireplace with a fossil stone hearth. Adjacent is a formal reception room with solid oak flooring and a Victorian cast-iron fireplace—ideal for entertaining or as a study.





The heart of the home is a spacious kitchen/diner, flooded with light from windows on three aspects. A large inglenook hosts an oil-fired Aga and the boiler, while adjacent are shaker-style units, a 4-ring electric hob, and plumbing for modern appliances.

An annexe-style section, accessed from the kitchen, includes a small kitchenette, cloakroom, snug with fireplace and bread oven, and a mezzanine-style bedroom above—ideal for guests or multigenerational living.

FIRST FLOOR

Upstairs, five generous double bedrooms and three bathrooms provide excellent family accommodation. The principal bedroom enjoys dual aspects and a trap door connecting it to the snug below, making it perfect as a semi-independent suite. Other rooms include built-in wardrobes, Victorian-style fireplaces, and access to a fully boarded attic space via stairs. All bathrooms are well-appointed, with one featuring a bidet and shower cubicle.

Outside

Overton House sits within beautifully maintained and varied gardens. To the rear, a colourful arrangement of perennials, two wisterias, and a fig tree climb the southern façade, while a leylandii hedge offers complete privacy. A gated pathway leads to a second lawned garden with mature fruit trees and all-day sun.

At the front, a smaller garden area is neatly framed by flowering shrubs and a wrought iron fence. A gravelled drive offers off-road parking for multiple vehicles, leading to a large barn. This is currently used for storage but with fantastic potential for conversion, subject to the necessary consents.

Other Points

Freehold
Grade II Listed
Somerset Council - Council Tax Band: F
Mains water and electricity connected
Mains drainage
Oil central heating





ABOUT THE AREA

Aller has a Village Hall and traditional pub the Old Pound Inn. located two miles to the west of the country town of Langport. Langport provides a range of day to day shopping, a Tesco store and a secondary school at Huish Episcopi which is rated one of the top 10 secondary schools in Somerset.

The surrounding countryside is scenic and includes part of the charming Somerset levels. Aller is conveniently placed for surrounding centres and these include Somerton (5miles), Street (Millfield School) 11 miles, Wells (Wells Cathedral School) 19 miles, Bridgwater 11 miles, Taunton 15 miles, Yeovil 15 miles, Bristol 43 miles and Exeter 47 miles. London main line station at Taunton and Castle Cary (21 miles).

IMPORTANT NOTICE

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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

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

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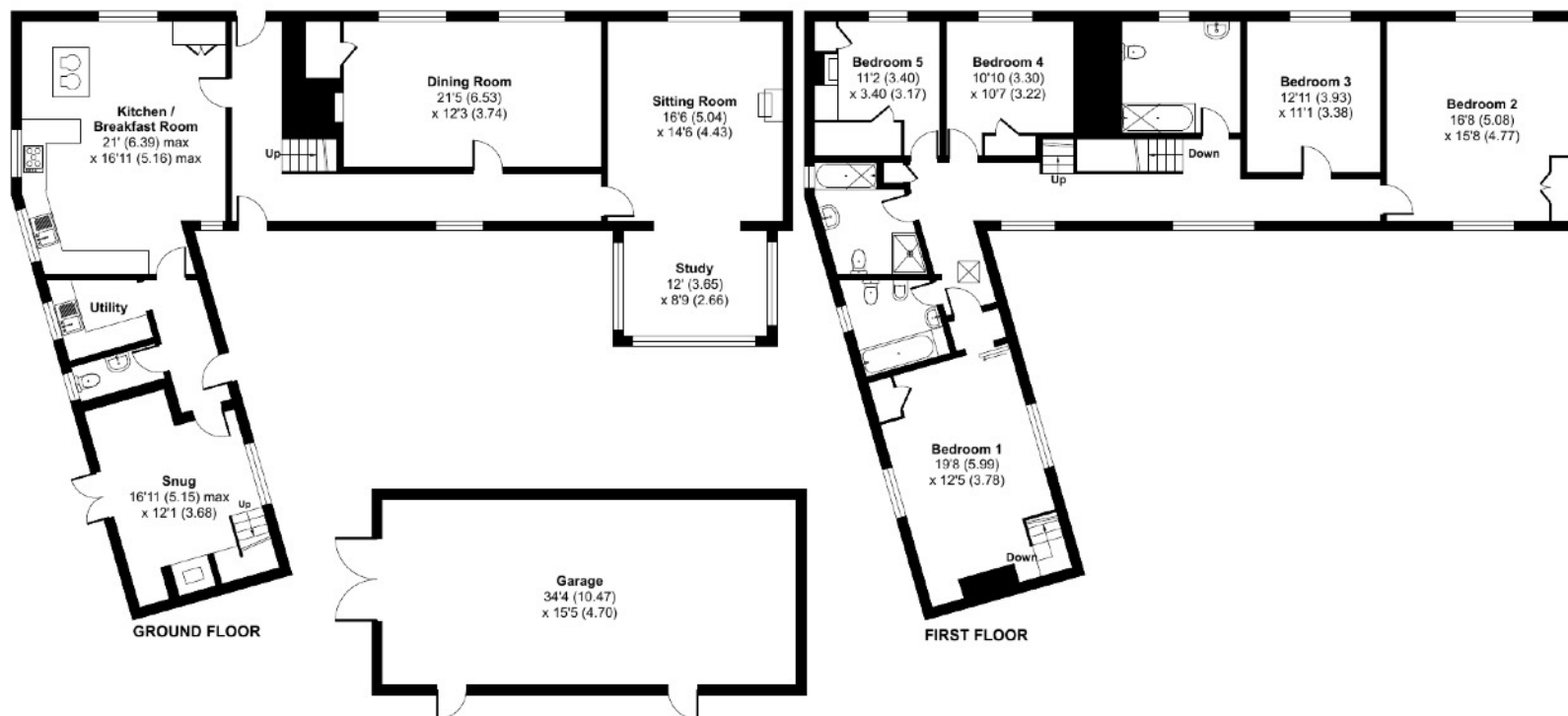
Aller, Langport, TA10

Approximate Area = 2964 sq ft / 275.3 sq m

Garage = 530 sq ft / 49.2 sq m

Total = 3494 sq ft / 324.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1279767

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