

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



11 REDWOOD GRANGE, BARTLETTS ELM, LANGPORT, SOMERSET, TA10 9BF

**REDWOOD GRANGE,
BARTLETTS ELM, LANGPORT, SOMERSET**

Langport 1 mile, Huish Episcopi 1 mile, Somerton 3 miles, Taunton 14 miles, Yeovil 13 miles, Bridgwater 13 miles.

A beautifully presented second-floor apartment forming part of a magnificent conversion of a late 19th century Country House.

Accommodation includes two generous bedrooms, a fully fitted bathroom and an open plan sittingroom/dining room and kitchen.

Enjoying a wonderfully light and airy interior, the property further benefits from two allocated parking spaces, use of the landscaped communal grounds and secure telephone entry system.

Location

Redwood Grange is a handsome former Country House, now comprising twelve exclusive apartments. It lies between the historic town of Langport and the picturesque village of Huish Episcopi.

Langport is within one mile and provides a good range of local amenities including a supermarket, shops, post office, doctors' and dentists' surgeries, library, pubs, churches, and primary school. Huish Academy with its adjoining sixth form and sports centre is also close by.

Somerton, offering a further range of everyday, sporting and cultural facilities lies approximately three miles to the east.

The county town of Taunton is about fourteen miles to the west with access to the M5 Motorway (Junction 25) and main line railway station. Yeovil and Bridgwater are both within thirteen miles.

Accommodation

The main entrance to Redwood Grange is through an impressive communal hall, featuring a magnificent carved fireplace dating from the 1870s and a sweeping staircase rising past a beautiful stained-glass window onto a galleried landing. From here, a door to the second floor stairs will be found on the left, which lead up to the apartment itself.

The private entrance for the apartment opens into a hallway, neutrally decorated and carpeted. Immediately to the left is a generous single bedroom with built-in wardrobe and large sash window overlooking the grounds.

Further along lies the bathroom, fitted with a three-piece suite including bath with shower over, concealed cistern WC, and wash hand basin with vanity unit, together with a heated towel rail and wood-effect flooring.

At the end of the hall is the principal bedroom, a well-proportioned double with built-in wardrobe and sash window overlooking the grounds.



Opposite is the open-plan living space, full of character with exposed beams, Velux windows, and a loft hatch.

The kitchen area is well-appointed with a range of wall and base units, wood-effect work surfaces and tiled splashbacks, gas hob with oven and extractor, integrated dishwasher and washing machine, and a one-and-a-half bowl sink with drainer.

The lounge area provides plenty of space for comfortable seating arrangements, along with a dining table.

Outside

The apartment enjoys two allocated parking spaces and use of the well-kept communal grounds and bin store.

Other Points

Leasehold – 125 years from 1st January 2009.

Service charge: Approximately £730 per annum (covering building insurance, communal heating and maintenance, and upkeep of grounds).

Ground Rent: £300 per annum.

Main water, drainage, electricity and gas.

Gas central heating.

Somerset Council -council tax band B

EPC Rating D

Total size: Approximately 70 Sq. M. / 754 Sq. Ft.

Directions

Post code TA10 9BF

What3words: ///beads.loopholes.carriage

Important Notes

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 regarding items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS.

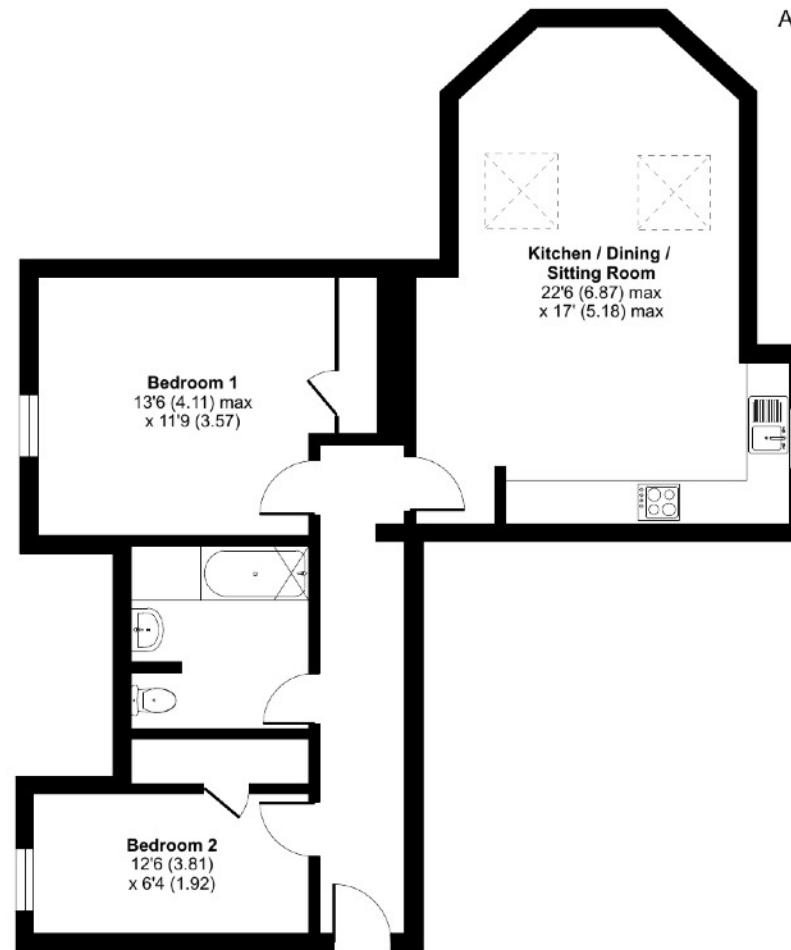
Interested parties are advised to check availability and current situation prior to travelling to see any property. All viewings are by appointment with the Agents: Roderick Thomas, New Street, Somerton, Somerset, TA11 7NU



Redwood Grange, Bartletts Elm, Langport, TA10

Approximate Area = 767 sq ft / 71.2 sq m

For identification only - Not to scale



SECOND FLOOR



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: 1339593

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