

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



UPTON CROSS, UPTON, LANGPORT, SOMERSET, TA10 9NL



**UPTON CROSS,
UPTON, LANGPORT, SOMERSET, TA10 9NL**

*Langport 3 miles, Somerton 2 miles, A303 (Podimore) 4 miles, Castle Cary 14 miles,
Yeovil 12 miles, M5 (Taunton Jct. 25) 16 miles*

Summary

A charming and substantial Grade II listed cottage with origins dating back to the 15th century, set within beautifully landscaped gardens of approximately two thirds of an acre in the quiet hamlet of Upton.

Constructed of local Lias stone beneath a thatched roof (re-thatched in 2021), this detached character home offers a wealth of period features including inglenook fireplaces, exposed beams, and deep-set window seats.

With three reception rooms, conservatory, four bedrooms and two bathrooms, the house offers generous and versatile accommodation, complemented by a range of outbuildings including a double garage, a further garage, detached barn, and summerhouse.

A rare opportunity to acquire a quintessentially English country home in a delightful rural location with easy access to nearby market towns and main transport links.

Guide Price £625,000

The Cottage

This characterful home is set in a peaceful rural hamlet just outside Long Sutton and enjoys a private position with views across the surrounding countryside. It has been sensitively maintained by the current owners, preserving a wealth of period features. The thatched roof was re-laid by local master thatchers in 2021, and the house is heated via mains gas central heating.

On entering via the front, a central hallway sets the tone for the rest of the home, with exposed beams and original detailing throughout. To the left is a large dining room with an impressive inglenook fireplace, exposed timbers and fitted storage. A window seat enjoys a pleasant outlook to the gardens.

At the rear of the property, the kitchen is fitted with a range of wall and base units and includes an integrated oven, gas hob, and dishwasher, with further space for a freestanding fridge. Adjoining the kitchen is a rear lobby, ideal for coats and boots, which in turn leads to a utility area and ground floor shower room.

The main sitting room is dual aspect, generously proportioned and features a second inglenook fireplace with a gas fire and another window seat. Beyond this is a light-filled study, leading through to a conservatory that opens directly onto the garden.





Upstairs, a spacious landing gives access to four well-proportioned bedrooms, all with character features. The primary and third bedrooms have built-in storage, and all are served by a central family bathroom

Gardens & Grounds

Set within approximately 0.62 acres, the gardens have been thoughtfully landscaped to provide distinct and charming spaces. The grounds feature formal lawns, herbaceous borders, fruit trees, vegetable beds, and a poly tunnel—ideal for keen gardeners.

The front and side gardens form a classic English cottage garden, richly planted with roses and perennial borders. A summerhouse and garden shed are tucked into quiet corners, offering spaces for pottering or relaxing.

To the rear, a patio area provides an excellent spot for alfresco dining, while mature hedging and trees offer seclusion and shelter.

The property offers ample off-street parking and a detached double garage with adjoining store. A further detached barn, currently used as a workshop, offers excellent potential for conversion to ancillary accommodation (subject to planning permission).

Location

Upton is a small and peaceful hamlet located less than a mile from the highly desirable village of Long Sutton. Long Sutton offers a well-regarded primary school, shop with Post Office, the popular Devonshire Arms country inn, a church, village hall, and an 18-hole golf course.

The surrounding countryside offers endless opportunities for walking, cycling and exploration, with easy access to the nearby market towns of Somerton and Langport.

Transport links are excellent with the A303 just minutes away, giving fast access west to Exeter and east to London (via the M3). Mainline train services to London Paddington are available from Castle Cary, and to London Waterloo from Yeovil Junction.

Tenure and Other Points

- Freehold
- Grade II Listed
- Gas central heating
- Mains water, electricity and drainage
- Somerset Council – Council Tax Band: F
- EPC rated D (2011, now expired)
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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.







Upton Cross, Upton, Long Sutton, Langport, TA10



Denotes restricted
head height

Approximate Area = 1941 sq ft / 180.3 sq m

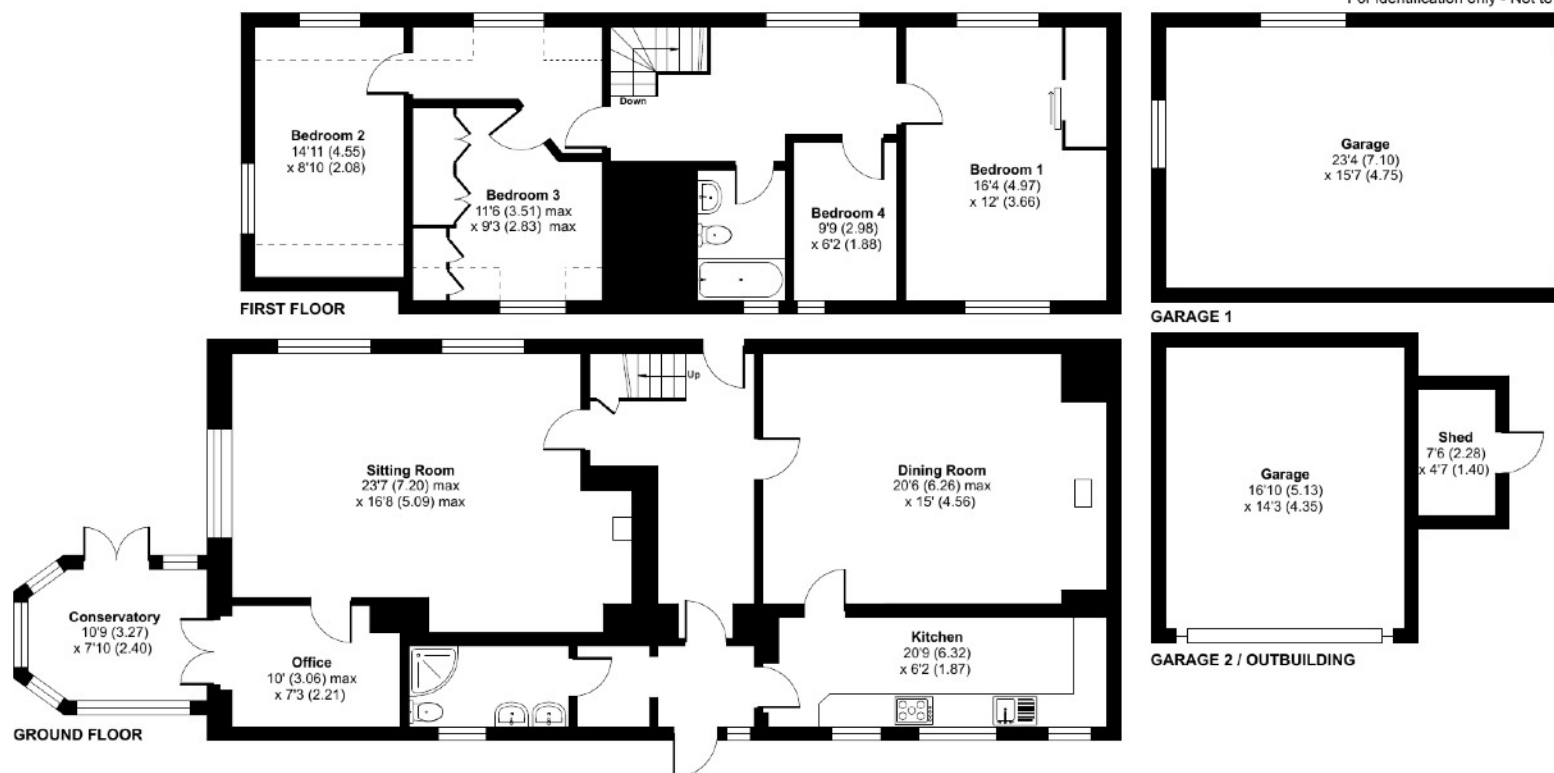
Limited Use Area(s) = 74 sq ft / 6.8 sq m

Garages = 603 sq ft / 56 sq m

Outbuilding = 34 sq ft / 3.1 sq m

Total = 2652 sq ft / 246.2 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: 1334110

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Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

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