

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



LONG STREET BARN, LONG STREET, HIGH HAM, LANGPORT, TA10 9DN



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Street 8 miles, Glastonbury 9 miles, Langport 2.5 miles, Somerton 4 miles, and Yeovil, Taunton and Wells all about 15 miles (all approx.)

A beautiful Somerset Barn which has been renovated to exceptional standards to create an wonderful home in a charming, quiet, rural location and is now approaching completion.

The barn stands in a tranquil setting on the fringes of this popular village near Somerton and Langport, well away from any busy road and with far reaching countryside views.

The spacious barn has great character and comfortable living areas, with a large reception hall, cloakroom, sitting room, a wonderful 35ft. kitchen/diner, 3 bedrooms and 3 bathrooms.

The outside areas include a private walled courtyard garden to the rear, a further shingled garden to the front and ample private parking.

Guide Price £650,000

Location

Long Street Barn is adjacent to a small number of high-quality residences with the last remaining barn now being developed.

This cluster of homes has become an exclusive area benefitting from being surrounded by beautiful rolling countryside and being within a short walk of the popular village of High Ham. This is an historic village with an excellent Primary School, a vibrant community and the 'Stembridge Tower Mill' being the last remaining thatched windmill in England.

Description

The barn is a very attractive, traditional Somerset Barn which adjoins the original farmhouse and is made of exposed stone elevations under a clay tiled roof.

The barn incorporates plenty of period details, complemented by modern benefits including: luxurious and well-appointed bathrooms, a large bespoke kitchen with bi-fold terrace doors and integrated appliance, plus underfloor central heating and double glazing.

Accommodation

The front door opens to a large reception hall, fitted with Karndean wood-effect flooring, which complements the oak doors and carved oak staircase.

Located within the hall is a cloakroom, which is fitted with white suite comprising a basin and wc, whilst adjacent is a large utility cupboard with shelving and plumbing for laundry facilities, as well as a handy coats cupboard.

To the left of the hall is a sitting room, measuring approximately 18ft x 15ft with an exposed stone fireplace which is ready for a log burner to be fitted (which may be included as part of negotiations), as well as large floor to ceiling window which absorbs the rolling countryside views opposite.





Spanning the width of the property, the hall opens into a stunning 35 ft. open plan kitchen/dining/living room, part with a vaulted ceiling, and which is flooded with sunlight from Velux windows and large bi-folding doors that open out onto the paved courtyard.

The kitchen area has been well appointed with a bespoke range of shaker style cabinetry, granite worktops and upstands, and is equipped with a range of integrated appliances including NEFF double ovens, an induction hob with cooker hood, dishwasher and a fitted twin ceramic butler's sink. Also, a large central island provides further cabinetry and preparation areas.

There's lots of space for a dining table and chairs or sofas and a TV, as well as wall length fitted storage cupboards which house the hot water tank.

Also on the ground floor is a generous double bedroom with an ensuite shower room.

The whole of the first-floor benefits from underfloor heating, with radiators supplying the first floor. The heating system is provided by a newly installed air source heat pump.

First floor

The oak staircase rises to the first-floor galleried landing with a bedroom at each end and landing area which provides a great study space. Both bedrooms provide a good amount of space and are serviced by a central bathroom.

Currently carpets are yet to be laid in the bedrooms, however either an allowance can be made for this, or the seller will supply the buyers' choice from a range. This may will change during the marketing and carpets be laid at the sellers discretion, unless agreed prior.

The bathroom is beautifully appointed with a stylish white suite comprising a freestanding bathtub, separate tiled shower cubicle, vanity unit with wash basin and loo.

All rooms benefit from multiple Velux windows to ensure plenty of natural light.

Outside

At the front of the house is an off-road parking space and a gravelled garden area, which could provide additional parking.

To the rear of the house is a walled courtyard garden which has been paved and benefits from the bi-folding doors off the kitchen. Beyond the garden is a further parking area for 2-3 cars. This garden faces approximately southwest, is well sheltered, a sun trap and enjoys privacy.

Other points.

Freehold

Not listed

Mains water, electricity and drainage,

Central heating via an electric air source heat pump

Long Street Barn comes with a 10-year guarantee

Somerset Council – Council Tax band tbc (yet to be rated)

EPC Rating - C





About the general area

Langport is an historic town alongside the River Parrett which was the Roman accesway to Avalon and later the invading Danes. It was also the site of an important battle in the Civil War. It's now an idyllic small Somerset town which has changed little over the years which gives it great charm and character. Individual shops remain without large chain outlets other than the useful Tesco's. It also has very pleasant and popular cafe/restaurants alongside the river much used by walkers and nowadays cyclists as well as the local townspeople.

Somerton, the ancient capital of Wessex is also within a few miles and provides a further range of amenities and facilities including good restaurants.

The surrounding countryside is beautiful, and with many footpaths and bridleways it is also ideal for cycling with its small lanes and light traffic (see Somerset Cycle Route).

Communications are excellent via the M5 motorway linking the north and south and the A303 to the east and west. Nearby Castle Cary provides a fast train link to London Paddington.

There is an excellent choice of state and independent schools including Millfield, Sherborne, Bruton, Taunton School, Wells Cathedral School, Huish Episcopi Academy and Sixth Form colleges at both Richard Huish, Taunton and Strode College in Street; Hazlegrove and Leweston are very popular local Preparatory schools.

Sporting facilities several good golf courses and numerous clubs for a wide variety of sports (cricket, tennis, squash, rugby, soccer, etc.) There are also many cultural and artistic societies and organizations within this very active and friendly community of Somerset.

IMPORTANT NOTICE

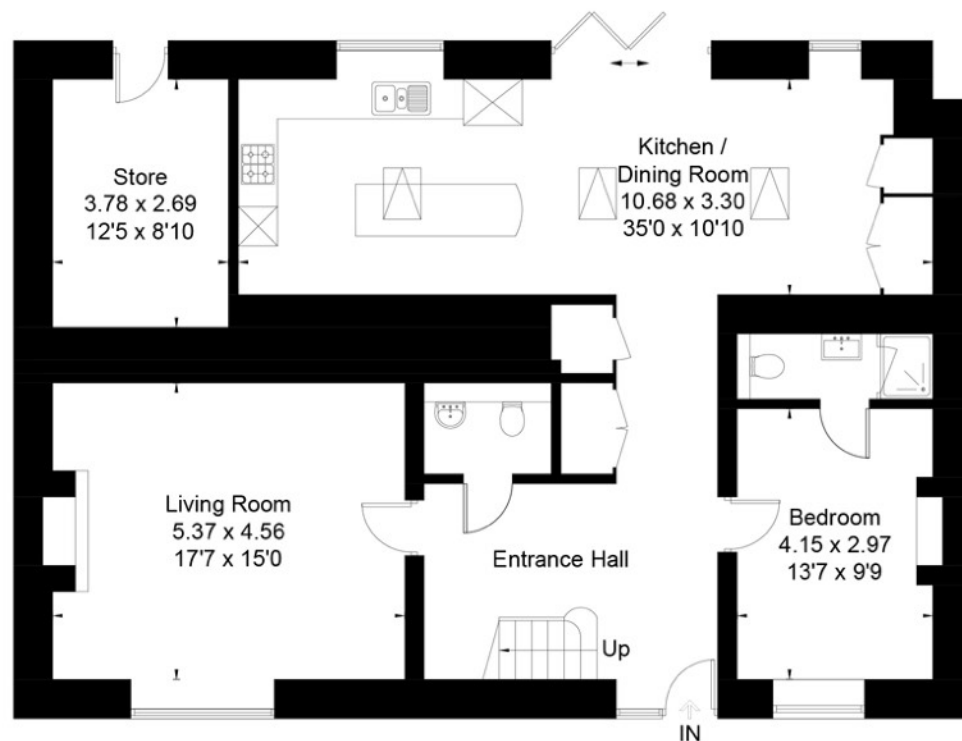
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VIEWINGS -interested parties are advised to check availability and current situation prior to travelling to see any property.

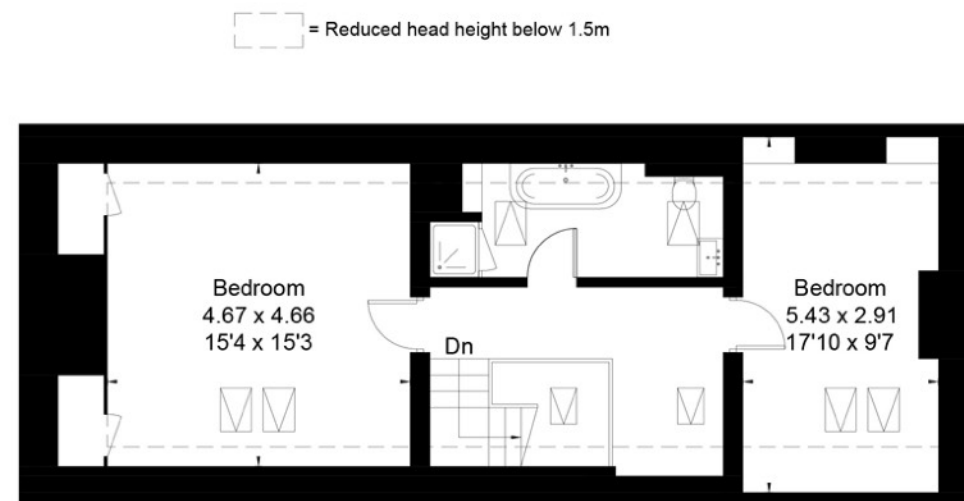
IDENTITY VERIFICATION & ANTI MONEY LAUNDERING (AML) REQUIREMENTS

As Estate Agents we are required by law to undertake Anti Money Laundering (AML) Regulation checks on any purchaser who has an offer accepted on a property. We are required to use a specialist third party service to verify the purchaser(s) identity. The cost of these checks is £60 (inc. VAT) per person. This is payable at the point an offer is accepted and our purchaser information forms completed, prior to issuing Memorandum of Sales to both sellers and buyers and their respective conveyancing solicitors. This is a legal requirement and the charge is non-refundable.





Ground Floor



First Floor

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