

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



BRACKEN, LONGMEADOW, CROUDS LANE, LONG SUTTON, SOMERTON, TA10 9LZ



**BRACKEN, LONGMEADOW,
CROUDS LANE, LONG SUTTON, SOMERSET, TA10 9LZ**

Somerton 5 miles, Glastonbury 7 miles, Wells 13 miles, Yeovil 11 miles, Castle Cary 7 miles, A303 5 miles, Bristol 31 miles, Bath 29 miles.

An exceptionally well appointed, semi-detached barn conversion, offering plenty of style comfort and situated within private, gated grounds in the popular village of Long Sutton.

Accommodation comprises a wonderfully appointed open plan kitchen/family room with a full complement of high spec fitted appliances and plenty of living space, two double bedrooms with ensuite shower rooms and an additional cloakroom.

Outside, an enclosed lawned garden with bifold doors from the kitchen/family room, as well as ample off-road parking.

Accommodation

Tucked away in the heart of the highly sought-after village of Long Sutton, Bracken forms part the exclusive private, gated development of Longmeadow -predominantly single-storey barn conversions, offering refined village living with a focus on style, comfort, and sustainability.

This two-bedroom semi-detached home has been thoughtfully created with an emphasis on both quality craftsmanship and modern efficiency. The accommodation is arranged across a single level and includes a welcoming entrance hall, two generous double bedrooms; both with a luxury appointed ensuite shower room and built in wardrobe storage, an additional separate cloakroom and a very spacious, stylish open plan kitchen/family room with bifold doors opening to the rear garden.

The interior features vaulted ceilings, Velux rooflights, oak doors and quality flooring throughout, adding character and a bright, airy feel.

Within the kitchen/diner, a comprehensive range of wall and base cabinetry is complemented by contrasting quartz worktops and stone flooring, and high spec integrated appliances include a Smeg range oven, fridge, freezer, dishwasher, washing machine.

There is plenty of space for comfortable seating and dining arrangements, whilst bifold rear doors open out onto the rear garden, making the garden ideal for outdoor dining and entertaining.

The bathrooms have all been finished to a luxurious standard, comprising walk-in showers, vanity basin, WC, and stylish fittings.





Outside

To the rear, there is a generous but manageable lawned garden, as well as ample gravelled off-road parking to the rear with EV charging point. Solar panels have been installed, contributing to the homes' overall energy efficiency.

Forming part of an exclusive collection of homes within a private estate setting, these conversions offer the charm of countryside living, while being within easy reach of Somerton, Langport, and the A303.

Tenure and Other Points

Freehold

Not listed

Conservation area

Mains water, electricity, drainage all connected.

Solar PV for energy efficiency.

Under floor heating

EPC: TBC

Somerset Council, Council Tax Band – TBC

Further full details on this property are awaited including the water meter, solar panels, building regulations, electrical certification, data connections and any easements.

About the area

The Parish of Long Sutton is situated in the heart of Somerset, bordered to the south by the Levels and the river Yeo and to the north by rolling hills and woods. At the centre of the village is the Green which is surrounded by a splendid XVIth century church and other interesting, listed buildings making it one of the most attractive villages in the county. The village has a church, primary school, village hall, shop and post office, golf club, an excellent gastro pub (Devonshire Arms) and a friendly vibrant community with a good number of clubs and associations. More extensive facilities are on hand in the local towns of Somerton, Street, Langport, Sherborne and Taunton with their wide range of retail and recreational facilities.

Nearby Castle Cary station offers regular mainline services to London (Paddington) taking from 110 minutes. Alternatively, Yeovil/Sherborne junction offers services to London (Waterloo) taking from 135 minutes. The A303 (becoming the M3 to London) provides access to London and the West Country.

There is an outstanding choice of state and independent schools in the area including Hazelgrove at Sparkford, Millfield at Street, Sherborne schools, Downside at Shepton Mallett, Wells Cathedral School and the Bruton schools





Important Notes

Please see all the notes below – particularly the section referring to identity and AML requirements

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.

Property Details

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 6NU

P.S. A few extra comments

Mortgages – we can help.

Bridging loans – We can help.

Moving house is complicated and stressful when a sale and purchase needs to be tied together in terms of finance and timing.

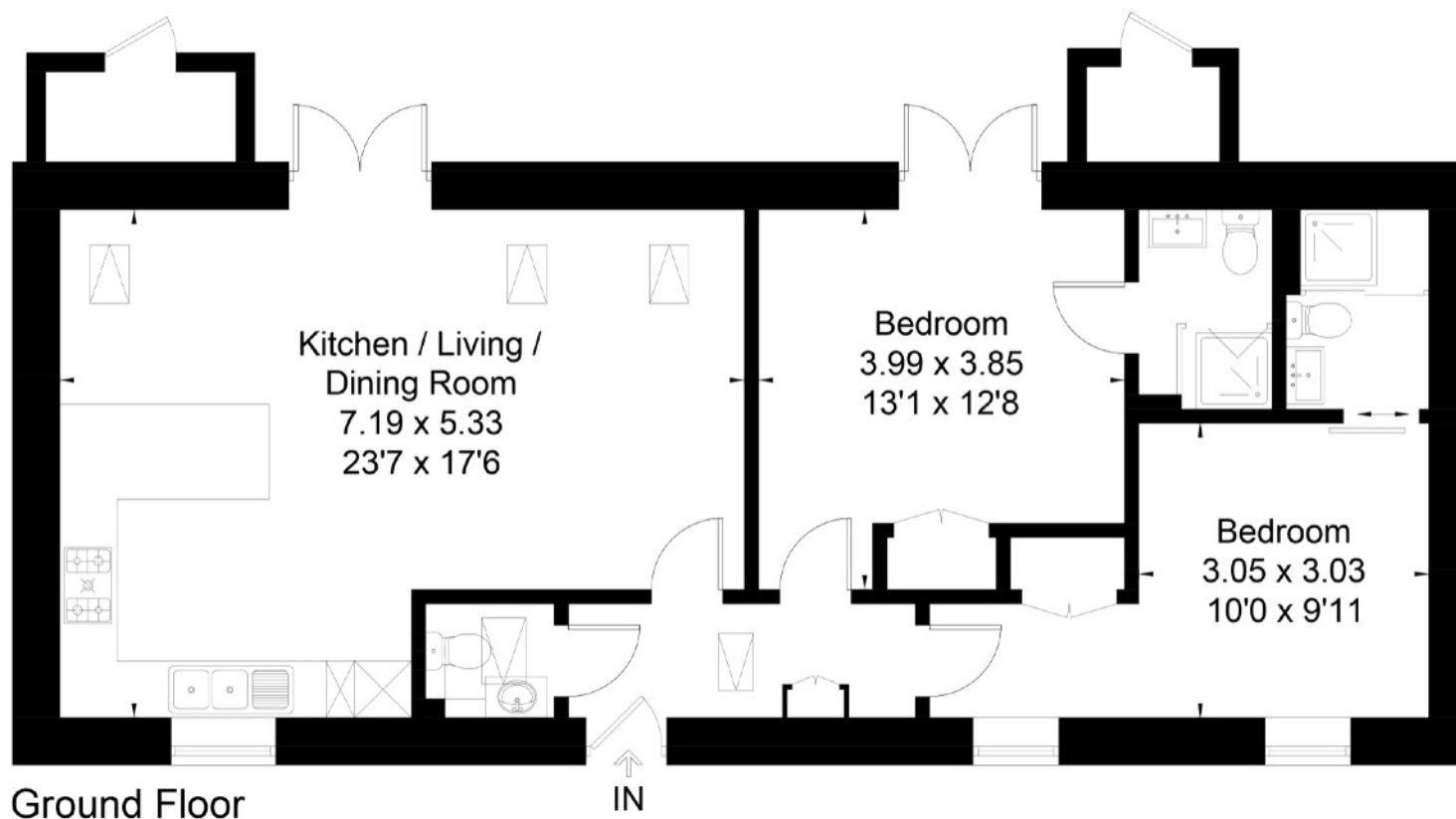
Sometimes we can negotiate an agreement to suit both sellers and buyers.

Sometimes a bridging loan can solve problems and remove stress.

Call us for information on any of these points



Approximate Floor Area = 78.2 sq m / 842 sq ft
Outbuildings = 3.3 sq m / 35 sq ft
Total = 81.5 sq m / 877 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100665

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