



Willow Lodge



# Willow Lodge

Back Lane, Curry Rivel, Langport, Somerset, TA10  
Taunton 13 Miles, Langport 2.5 Miles

An individual detached contemporary modern house situated in a wonderful rural setting, close to the centre of the village.

- Substantial modern detached house
- Spacious and light entrance hall
- Sitting room
- Open plan kitchen/family room
- Utility and ground floor wc
- Four double bedrooms, 2 en-suite
- Driveway, garage and parking for several cars
- Wonderful views over fields to front and rear
- Council Tax band F
- Freehold

Guide Price £825,000

## SITUATION

The property occupies a private setting within the scattered hamlet close to the village of Curry Rivel all which is famous for its monument Burton Pynsent. Curry Rivel village is within walking distance and has a good range of day to day amenities including a Primary school, church, shop, café, fuel station and pub. Langport a small ancient market town located to the east provides further local amenities. Taunton the County town of Somerset is found in the opposite direction. There are several independent schools namely Kings Collage, Queens Collage and Taunton School. A renowned sixth form college is also situated in Taunton, Richard Huish Collage. Other school in easy reach include Sherbourne, Millfield and Hazelgrove.

Curry Rivel has good access to communications to the A303 at Podimore roundabout, providing fast easy access to London. The M5 motorway can be joined at Taunton junction 25. Taunton has a mainline railway station with fast trains to London Paddington in under two hours.

## DESCRIPTION

Willow Lodge is a newly built house offering wonderfully proportioned accommodation. A high quality finish is evident throughout; the vendors have carefully selected traditional materials and the house has been built to modern day high insulation standards. The property has an attractive facade with a mixture of blue lias stone elevations with brick coins and larch clad dormer windows under a tiled roof and the house has been built to take advantage of its enviable setting surrounded by parkland countryside.



## ACCOMMODATION

The accommodation includes an impressive reception hallway with open glass turning staircase leading to the first floor and engineered oak flooring which extends to most of the ground floor rooms, understairs storage cupboard. The sitting room has space for a woodburning stove, exposed wooden flooring, window to front, and double doors opening through to the kitchen/family room.

The kitchen/family room has been fitted with a range of matching Shaker style wall and base units, quartz work surfaces with integrated appliances, recess for a range cooker with extractor hood over, a further bank of units with wine fridge, glazed display cabinets and ceiling downlights - tiled floor extends throughout the room. Bi-folding doors open out to the patio. A door leads through to the utility room with a range of units to match the kitchen with plumbing and space for washing machine and tumble dryer. There is also a study/office with dual aspect windows.

To the first floor there is a galleried landing, four double bedrooms; the master bedroom having half panelling along the length of one wall with door to an en-suite shower with fitted contemporary suite and windows enjoying wonderful views. The second bedroom also has an en-suite shower and built in wardrobes.

## OUTSIDE

There is a shared driveway which provides access to an open turning area. Attached to the other side of the house is an integral single garage with parking space to one side and a storage area. The garden is enclosed by low brick walling with wrought iron fencing and is laid to patio. There is access via either side of the property to the rear garden where there is a deep terrace with lighting which runs along the back of the house. Steps lead up to the main area of garden which is laid to lawn and includes a number of specimen trees and shrubs and enjoys a wonderful view over surrounding countryside.

## SERVICES

Mains drainage, electricity, water. Air source heat pump heating. The property was completed in 2022 and benefits from the remainder of a LABC warranty. Superfast broadband available (Ofcom), mobile signal likely available outdoors (Ofcom)

## DIRECTIONS

Once in the village of Curry Rivel just before the petrol station proceed down Wiltown Road (B3168). Take the first left hand turning onto Back Lane and proceed for 300 yards. The entrance of Willow Lodge can be found on the left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



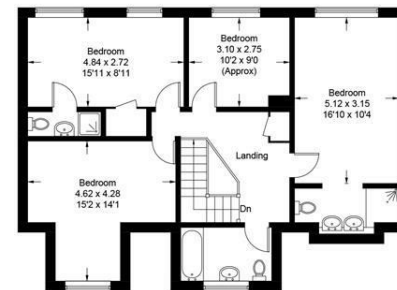
Energy Efficiency Rating	
Current	Potential
87	100
Very energy efficient - lower running costs	
(102 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

5 Hammet Street, Taunton, TA1 1RZ

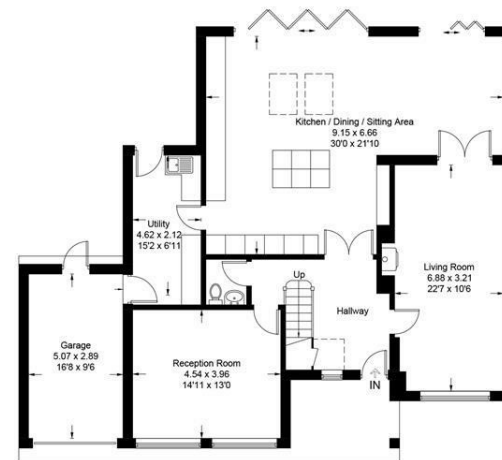
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Approximate Gross Internal Area = 218.8 sq m / 2355 sq ft  
(Including Garage)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1187856)