



Symonds
& Sampson

Riverside Farm

Thorney Langport, Somerset

Riverside Farm

Thorney
Langport
TA10 0DR



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- Substantial 5 Bedroom Village Home
 - 0.62 Acre in Total
- Large Gardens Adjoining The River Parrett
- Former Dairy Providing Extensive Outbuildings & Garaging
 - Further Scope to Develop to Ancillary/office/Holiday Accommodation subject to PP
 - Quiet Village Location
 - Local Amenities To Hand
- 3,701 sqft / 343.6 m2 in Total

Guide Price **£875,000**

Freehold

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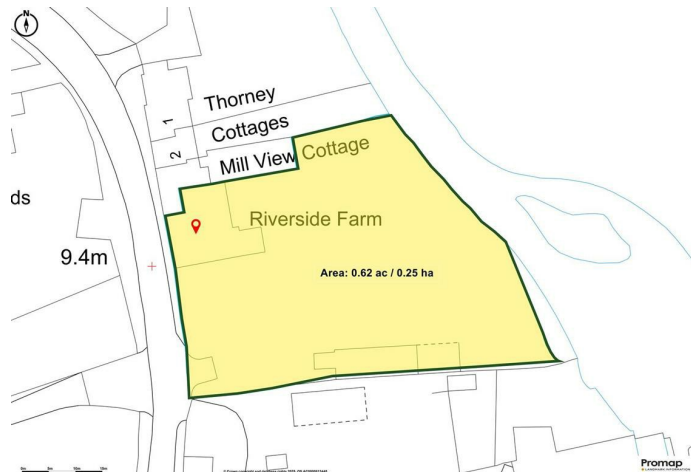


THE DWELLING

A handsome period home sat in 0.62 acres of gardens with the River Parrett adjoining the eastern boundary.

The property boasts five double bedrooms, three of which are en-suite, a farmhouse-style kitchen, a living room with a multi-fuel stove, a dining room, a study and a family bathroom.

A former dairy offers a carport and workshop space and huge potential for further development. Located in a sought-after rural village, viewing is highly advised to appreciate all that this property has to offer.



ACCOMMODATION

A part-glazed wooden front door with a storm porch opens into the entrance hall with flagstone flooring, an open fireplace, and stairs rising to the first floor. Doors lead to the cloakroom and the useful boot room.

The lounge is a good size, having two sliding sash windows to the side, French doors to the conservatory. A multi-fuel stove is set in a handsome Hamstone fireplace with red brick backing, which creates a wonderful focal point.

The conservatory is constructed with a wood and glass frame on a low wall with a polycarbonate roof. This room requires repair. It has a tiled floor and French doors that open to the garden.

The dining room has a window to the front, and a Villager multi-fuel stove is set in a red brick fireplace.

Kitchen/Breakfast Room with a vaulted ceiling, Velux roof light, two windows and French doors open to the rear. One and a half bowl ceramic sink unit with a drainer to one side has a mixer tap over and a storage cupboard under. A further range of Oak fronted wall hung, floor standing, drawer and display kitchen units above and below a rolled edge work surface with a tiled splashback. The Aga is included in the sale, with space for an under-counter fridge, freezer, and plumbing for a dishwasher. Doors lead to the Study with a Velux roof light and a built-in desk with drawers and shelving.

The utility room has a stable door to the rear, a stainless steel sink unit with drainer, mixer tap and storage cupboard under. A further range of kitchen units can be found with a rolled edge work surface and space and plumbing for a washing machine and a condensing tumble dryer. A Grant oil fired boiler is located here.

On the first floor is a landing with a Velux roof light, an eaves storage cupboard, three bedrooms, two of which have en-suite bathrooms, and a family bathroom. Stairs rise to the second floor landing, having an eaves storage cupboard housing a water tank and doors leading to bedroom four with an ensuite and bedroom five.





OUTSIDE

Extending to approximately half an acre, the garden is found to the rear side of the property, landscaped in the country style, which is a credit to the current owners' hard work. Largely laid to lawn with a mixture of mature shrubs, trees and beds housing a variety of plants and flowers.

The wisteria to the side elevation is wonderful. The River Parrett runs along the Eastern boundary, offering a peaceful spot to sit and enjoy the view over to the field beyond. There is a generous fenced vegetable bed and a separate area for chickens.

A gravelled driveway gives vehicular access to an open carport for 2-3 cars, provides ample parking and turning space.

Outbuilding: Formally a dairy to the original farm. The building is split into three distinct areas: a carport, a garden store and a workshop. It would now benefit from some repair or offer a good footprint for development replacement. The roof maybe asbestos; it has not been tested.

SITUATION

Thorney is a small and popular hamlet between Muchelney and Kingsbury Episcopi. Wonderful countryside, walking and fishing,

yet a few minutes to the ever-popular Kingsbury community shop and pub. Thorney lies less than 3 miles from Langport and 4 miles from South Petherton, both towns offering a wide range of facilities, fulfilling most day to day needs, with the larger towns of Taunton and Yeovil being less than 20 miles and 10 miles respectively.

DIRECTIONS

WHAT 3 WORDS: ///kicked.snowmen.trifle

SERVICES

Mains electricity and water are connected. Oil fired central



heating via radiators.
The private drainage is provided by a Klargestar septic tank.

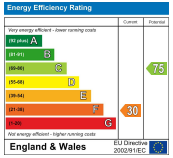
ADSL Broadband available - Average download speed under 24Mbps

MATERIAL INFORMATION

Council Tax Band: D

Flood Risk: Very Low





Riverside Farm, Thorney, Langport

Approximate Area = 2824 sq ft / 252.3 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

Outbuilding = 1382 sq ft / 128.4 sq m

Total = 4250 sq ft / 394.8 sq m

For identification only - Not to scale



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YEO/SH/21.08.2025



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