



Millbrook



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Huish Episcopi, Langport, Somerset, TA10 9SW

Langport town centre ½ mile. Yeovil 12 miles. Taunton 13 miles.

A spacious four/five bedroom individually designed family home offering well proportioned accommodation with sweeping driveway, garaging and outbuildings. Set within delightful grounds approaching 1 acre. EPC Band C.

- Two Reception Rooms, Conservatory
- Ground Floor Bedroom and Shower room
- Two En suites and Family shower Room
- Useful Outbuildings
- Freehold
- Newly fitted Kitchen and Utility Room
- Four First Floor Bedrooms
- Sweeping Drive and Garaging
- Grounds of Approximately 1 acre.
- Council Tax Band F

Guide Price £885,000

SITUATION

Millbrook is situated within the village of Huish Episcopi which lies within approximately ½ mile of Langport town centre, where a good range of day-to-day facilities can be found including a Tesco's store, medical centre, various churches, primary school and Huish Academy and Sixth Form. The river Parrett also passes through Langport where many water sports can be enjoyed including canoeing and paddle boarding, together with delightful walks over the numerous footpaths in the area, along with various cafes and public houses. The property is also well placed being within easy reach of the A303 and within approximately 11 miles of the M5 on the outskirts of Taunton.

DESCRIPTION

Millbrook comprises an individually designed family home constructed principally of brick and set beneath a tiled roof. The property is set within wonderful gardens and grounds with the majority of the principle bedrooms enjoying a southerly aspect. The property benefits from uPVC double glazed windows and exterior doors throughout, together with solar panels which are connected to two storage batteries and an air source heat pump which supplements the gas fired central heating. The accommodation is light and airy with many attractive features including wooden floors throughout and with many of the rooms benefitting from ornate ceiling cornices. Within the heart of the house is a newly designed and installed kitchen with composite quartz worktops and integrated Neff appliances. Outside the property is approached over a sweeping drive flanked by extensive lawns with mature tree, along with an eastern garden which has been formally landscaped. In total the grounds extend to approximately 1 acre.



ACCOMMODATION

Entrance portico with door leading to entrance porch with tiled floor and door to reception hall with attractive wooden flooring, staircase rising to first floor with cupboard under. Dining room with large bay window and adjoining sitting room with views from two aspects, marble fireplace with inset gas stove. Superb kitchen recently installed and comprising 1 ½ bowl stainless steel sink with mixer tap and Quooker instant hot water tap. Composite quartz worktops with a wonderful selection of floor and wall mounted cupboards and drawers. Integrated Neff appliances including induction hob, two ovens and microwave. Integrated fridge, freezer and dishwasher. Attractive tiled flooring and kick space heaters. The adjoining utility room with Belfast sink, space for washing machine and tumble dryer, along with Daikin hybrid gas boiler. Solar inverters with twin batteries for use with the air source heat pump, which supplements the gas heating. Useful store cupboard and door to rear. Leading off the kitchen is a superb conservatory suitable for all year use, which is set beneath a glass roof and is connected with power and light, together with two radiators, log burner and French doors to the garden.

At the far end of the hallway is a third reception room/bedroom five with views from two aspects and adjoining shower room with large walk-in shower, vanity unit with inset wash hand basin and attractive tiled floor, which runs through to the separate cloakroom with low level WC.

On the first floor is a spacious landing with large airing cupboard. Door leading to the main bedroom suite, with door to the bedroom with views from two aspects, eaves cupboards and large fitted wardrobe. Bathroom comprising bath with shower over, separate shower cubicle, vanity unit with inset wash hand basin, low level WC and half tiled walls. Bedroom two with views from two aspects with adjoining dressing room with fitted wardrobes and en suite shower room comprising; shower cubicle, pedestal wash hand basin, low level WC and half tiled walls. Family shower room with shower cubicle, pedestal wash hand basin and low level WC, half tiled walls and trap access to roof void. Bedroom three with views from two aspects and fitted cupboards. Bedroom four with large bay window and small wardrobe.

OUTSIDE

Wrought iron gates lead onto a long sweeping tarmac driveway which leads to the garage block. This comprises a large garage approached through electric roller doors and is connected with power and light, together with eaves storage. Adjoining is a log store, tool shed, outside WC with wash hand basin and garden store. Adjacent are some useful outbuildings including a substantial greenhouse/potting shed connected with power, light and quarry tiled flooring. Adjoining garden store.

Either side of the driveway can be found large expanses of lawn together with a fine selection of trees including Maple and Cherry with well protected boundaries, many of which are lined with beech hedging. The south lawn enjoys various paved sun terraces together with a trellis pergola walkway festooned with various climbers. To the side of the property can be found a patio with gazebo, together with access to the east gardens which have been beautifully landscaped with two parallel pathways with deep borders stocked with various shrubs, bushes and trees, including Monkey Puzzle, Walnut, Acers, Fig, Kiwi, Apple, Plum and Cherry to name but a few. Including a rose garden, children's play area, garden shed and nine circular hedges, each planted with a fruit tree. In total the grounds extend to nearly one acre.

SERVICES

Mains water and electricity are connected. Private drainage. Air source heat pump supplemented by gas fired central heating.

Mobile Available : EE THREE, VODAPHONE and O2 (ofcom)

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)

DIRECTIONS

From the centre of Langport head towards Somerton and at the roundabout on the outskirts of the town take the 4th exit and after a short distance opposite Bicknell Drive, the entrance to Millbrook will be seen on the left hand side clearly identified by our for sale board.

VIEWINGS

Strictly by appointment through the vendors selling agent, Stags Yeovil Office telephone 01935 475000

FLOOD RISK STATUS - none



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
Very energy efficient - lower running costs			
(92 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		69	75
EU Directive 2002/91/EC			

4/6 Park Road, Yeovil, Somerset,
BA20 1DZ

yeovil@stags.co.uk

01935 475000

