



Bridge House



Bridge House

Long Load, Langport, Somerset, TA10 9JU

Long Sutton 1 mile. Martock 3 miles. Langport/Somerton 5 miles.

A three bedroom detached cottage in need of general updating set within grounds of 0.27 acres together with a double garage, yard area and substantial workshop. EPC Band E.

- Edge of Village Location
- Detached Cottage in need of updating
- Private Gardens
- Substantial Workshop
- Freehold
- Close to the River Yeo
- Double Garage
- Yard Area
- In All 0.27 Acres
- Council Tax Band D

Guide Price £425,000

SITUATION

Bridge House is situated on the northern outskirts of this popular village with Long Sutton Golf Course close by, together with nearby walks along the banks of the River Yeo. Long Sutton is within 1 mile which boasts a superb hotel/restaurant/public house, together with church, village stores, primary school and cafe. The towns of Langport and Somerton are within 5 miles where a good range of shopping, recreational and scholastic facilities can be found. The A303 is also readily accessible approximately 4 miles from the property.

DESCRIPTION

Bridge House comprises a three bedroom detached property in need of general updating. It is constructed principally of Blue Lias stone with some brick and rendered exterior elevations and is contained beneath a mainly tiled roof with a single storey fibreglass flat roof extension to the rear. The property benefits from uPVC double glazed windows, together with a partial central heating system run from a Stovax multi-fuel stove supplying the five radiators. The property has been in the current owners ownership for over 60 years and was refurbished approximately 10 years ago following a flood. Also in 2014 the kitchen was replaced. The location is most delightful enjoying wonderful views both to the east and the west over open farmland. This is an exciting opportunity to purchase a three bedroom detached property with private gardens, extensive parking, double garage and a substantial workshop suitable for a variety of uses. In total the grounds extend to 0.27 acres.



ACCOMMODATION

UPVC door leads to the entrance porch with window to front, alarm system and door to the dining room with views from two aspects, recessed Stovax multi-fuel stove supplying hot water and 5 radiators. Door to kitchen, some exposed stonework and door to the sitting room, enjoying views from two aspects, sealed fireplace, two radiators and stairs rising to the first floor. The kitchen was refurbished in 2014 and comprises a 1 1/4 bowl single drainer sink unit with mixer taps over, adjoining worktops with a range of floor and wall mounted cupboards and drawers. Integrate electric oven and grill, hob with stainless steel hood over, space and plumbing for washing machine, dish washer and fridge/freezer. Views from three aspects, radiator and door to side.

Landing with trap access to the roof void and window to the rear with far distant views.

Bathroom comprising; panelled bath, separate shower cubicle, pedestal wash hand basin, low level WC, concealed factory lagged hot water cylinder, radiator and fine views to rear. Bedroom one with a Victorian cast iron fireplace, radiator and window to front. Bedroom two with Victorian cast iron fireplace and window to front. Bedroom three with fine views to the rear.

OUTSIDE

To the south of the property is an enclosed garden which is laid mainly to lawn, it is fenced on the roadside, together with post and wire fencing adjoining the field to the rear. There are wonderful distant views together with a useful aluminium greenhouse, outside cold water tap and light. Brick built garden shed set beneath a tiled roof, together with an adjoining covered area and outside WC.

To the north of the property a pair of timber gates open onto a substantial yard area providing extensive parking and turning, along with access to the double garage approached through an electric up and over door and is connected with power and light. The garage is constructed of blockwork and is set beneath a box profile roof. The yard area is fenced on the roadside together with post and wire fencing and tree lined on the eastern elevation and adjoins open fields. At the far end of the yard is a substantial detached workshop which measures 9.83m x 7.79m, is constructed of block and rendered exterior elevations set beneath a corrugated fibre cement roof. It is approached through a large metal roller door and benefits from a concrete floor, power and light are run from a generator (which is not included within the sale), not from the mains supply, together with windows to the north and east elevations and a personal door to rear.

In total the entire grounds extend to 0.27 acres.

SERVICES

Mains water and electricity are connected. Part solid fuel central heating.

Private drainage - Type, health and compliance with General Binding Rules is unknown.

Purchasers to satisfy themselves with their own inspection.

Broadband Available: ADSL Under 24 Mbps (100%) Superfast 24 - 100 Mbps (12.5%) (ofcom)

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

VIEWINGS

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

DIRECTIONS

On entering the village from Long Sutton pass the Golf Course on your left hand side and shortly before the bridge into Long Load, Bridge House will be seen on the left hand side clearly identified by our For Sale board.

FLOOD RISK STATUS

very low risk of surface water flooding and a medium risk of flooding from rivers and the sea



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
	98
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	46
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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Approximate Area = 1152 sq ft / 107 sq m
 Garage = 422 sq ft / 39.2 sq m
 Workshop = 829 sq ft / 77 sq m
 Outbuilding = 76 sq ft / 7 sq m
 Total = 2479 sq ft / 230.2 sq m
 For identification only - Not to scale

Workshop
9.83 x 7.79m
32'3 x 25'7

Bedroom 3
3.07 x 2.57m
10'1 x 8'5

Bedroom 1
4.01 x 3.07m
13'2 x 10'1

Bedroom 2
4.04 x 3.02m
13'3 x 9'11

Garage
6.55 x 5.97m
21'6 x 19'7

Ground Floor

Sitting Room
5.69 x 3.99m
18'8 x 13'1

Dining Room
4.04 x 3.91m
13'2 x 12'10

Kitchen
4.06 x 3.99m
13'4 x 13'1

Outbuilding
3.48 x 1.50m
11'5 x 4'11

Outbuilding

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1112350