



The Meeting Rooms





# The Meeting Rooms

Hambridge, Langport, TA10 0AZ

Ilminster & Langport 5 miles Taunton & Yeovil 13 miles

A three bedroom detached single storey property of timber frame and cedar clad construction, located on the outskirts of the village, with delightful views towards Burrow Hill. EPC Band D

- Edge of Village Location
- Hallway & Boot Room
- 3 Bedroom, 1 En Suite & Family Bathroom
- Parking for 4 cars
- Freehold
- Single Storey Dwelling
- Lounge/Diner with Kitchen
- Snug/Study & Adjoining Laundry Room
- Private Gardens
- Council Tax Band C

Guide Price £275,000

## SITUATION

The Meeting Rooms is situated on the outskirts of the village, between the church and village primary school. Also within the village can be found an active village hall and excellent public house. For day to day needs, both Langport and Ilminster are within approximately 5 miles, where an excellent range of shopping, recreational and scholastic facilities can be found. The A303 is within easy reach as is the M5 motorway at Taunton, together with a main line rail link to London Paddington.

## DESCRIPTION

The Meeting Rooms, as its name suggests, was a former British Legion meeting room before becoming the village hall, in the early 1950s until the mid 2000s. It was then converted into a residential property and is constructed on a brick plinth, with a timber frame, insulated together with internal plasterboard and external cedar boarding and all contained beneath an attractive tiled profile sheeting roof. The property benefits from wooden double glazed windows throughout, together with UPVC French doors to garden and benefits from a solid fuel heating system, with radiators throughout and also providing hot water, together with a solar thermal panel, located over the rear porch. The property enjoys a cottage feel and provides good sized accommodation with flexible living and potential for a small annexe. The property enjoys delightful views towards Burrow Hill, Stembidge and Kingsbury Episcopi. Outside there is off road parking for three vehicles, together with an enclosed garden to side, with decking area and a 1m strip of garden running the entire length of the property to the rear.





## ACCOMMODATION

A glazed doorway leads to the hallway, with three windows to front, two wall light points, two storage/linen cupboards and attractive pine floorboards. Delightful lounge/dining room with oak floorboards, views from three aspects, including UPVC double glazed doors leading out onto the southerly gardens. Multi fuel stove supplying central heating and hot water, with over mantle, all on a flagstone hearth. Adjoining kitchen, well fitted and comprising 1 1/4 bowl ceramic sink with mixer taps over. Adjoining solid wooden worktops with cupboards under. Further range of floor and wall mounted cupboards, with solid worktops and a Flavel eight burner gas hob with two ovens and a grill. Two windows to rear with delightful views towards Burrow Hill and a stable door to rear.

Leading off the hallway is the boot room, which houses the pressurised and insulated hot water tank and controls for the solar thermals, along with a trap access to roof void and parquet flooring. Bathroom comprising freestanding bath with shower attachment. Vanity unit with circular bowl, low level WC and heated towel rail. Panelling to dado rail. Bedroom 1, with fine views to rear. Bedroom 3, with fine views to rear. Snug/study, with window to front, door to boot room/laundry room, with door to front, worktop with space beneath for washing machine. Leading off the snug is a further doorway leading to bedroom 2, with window to rear and en suite shower room comprising corner shower, wash hand basin and low level WC. Extractor fan, window to rear and heated towel.

## OUTSIDE

To the front of the property there is parking for two cars, together with steps leading to the front door. To the north of the property can be found two further off road parking spaces. A gateway to side leads to the south facing garden, which is fully enclosed, giving much privacy. There is a decking area, adjoining garden store and covered area, together with steps leading down to a lower garden, with gravelled path and seating area, from which there are delightful views. Flower and shrub borders, raised planters and a useful log store. To the rear of the property is a gravelled pathway, which runs the entire length of the property, together with a freestanding solar thermal panel.

## SERVICES

Mains water, electricity and drainage are connected. Solid fuel central heating.

Broadband availability : Standard and Superfast (ofcom)

Mobile availability : EE, Three, O2 and Vodafone (ofcom) Limited

Flood Risk Status : Very low risk (Environment Agency)

## VIEWINGS

Strictly by appointment through the vendor's selling agents, Stags, Yeovil office. Telephone 01935 475000.

## DIRECTIONS

From Ilminster take the B3168, signposted Curry Rivel and Langport. Pass through the village of Puckington and Westport and on entering Hambridge, shortly after the church The Meeting Rooms will be seen on the right hand side, clearly identified by our For Sale board.

## AGENTS NOTE


Please note this property is made of timber and not of traditional construction. Therefore, this will affect the ability to secure a mortgage and buyers must make their own enquiries before arranging a viewing. We believe that this property would suit a cash buyer.





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) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1220 sq ft / 113.3 sq m  
Store = 21 sq ft / 1.9 sq m  
Total = 1241 sq ft / 115.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Stags. REF: 1288827