



DERBYSHIRE'S
— *Estate Agents* —

The Coach House Wearne Lane, Langport,
TA10 9HB

This beautifully presented, detached 4 bedroom house is well placed in the village of Huish Escopi on the outskirts of Langport. EPC: D

The attractive property has charming features, with exposed beams and diamond lattice windows and benefits from solar panels.

The property has recently been improved with the following;

- redecorated throughout in September 2024
- new carpet throughout in 2024
- solid wood floor in the living room
- solar panels are owned outright
- restoration of stone garden walls

When entering the house via the front door you come into a spacious entrance hallway with a staircase rising to the first floor and a generous understairs cupboard. The hallway branches off to a big cloakroom, a large living dining room with new woodburner and patio doors out onto a courtyard and to a lovely kitchen which has a moveable island, double electric oven with gas hob and an integrated dishwasher. Double doors open out from the kitchen onto the patio of the main garden, a lovely setting for eating out during the summer months. The utility room is off the kitchen and has the option of the washing machine and tumble dryer being included if desired.

Upstairs there have been brand new carpets fitted and the light and airy landing leads off to four bedrooms. The main bedroom is a large double with a built in wardrobe and en-suite shower room. A further large double and a smaller double bedroom both benefit from built in wardrobes and the fourth bedroom is a good sized single room. The family bathroom has a shower over the bath.

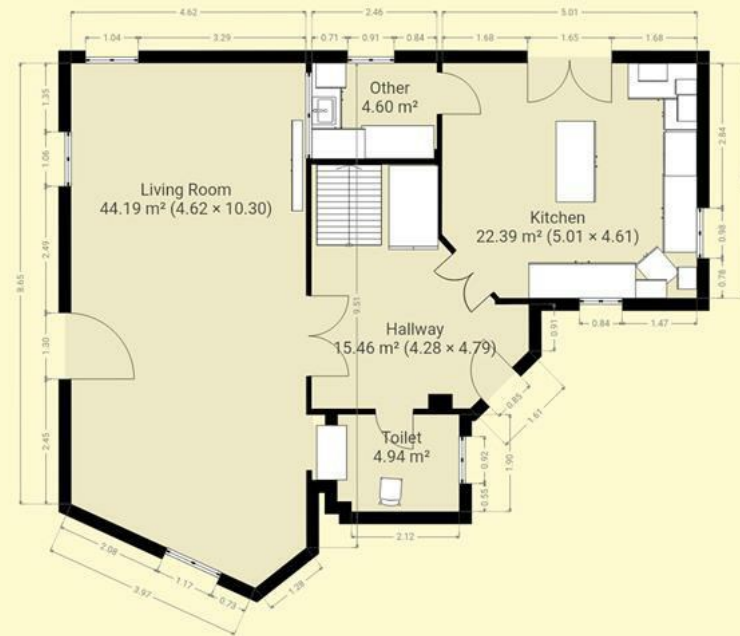
Outside, there is a gated driveway providing parking for a couple of vehicles and an enclosed garden which wraps around the property. The lower level is patioed, rising up to a lawn with a couple of raised beds and a flower bed border. Accessed either via another external gateway or from the lounge there is a gravelled courtyard which enjoys the evening sun.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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£550,000



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Directions -





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