



**Wayside House** Heale Lane, Curry Rivel, Langport TA10 0PG



Just off a quiet village lane, is this well-presented 3 double bedroomed detached house with 3 reception rooms with a range of useful outbuildings on the edge of this popular village with enclosed landscaped South-West facing garden to rear of just under 0.5 acre. The property also benefits from an array of 13 solar panels with battery storage and ample driveway parking.





## Features

- Entrance Porch
- Entrance Hall
- Family Room with woodburner and French doors to garden
- Living Room with Minster fireplace and door to garden
- Fitted Kitchen / Dining Room with electric Aga and French doors to garden
- Utility Room with door to garden
- Cloakroom
- Master Bedroom with fitted wardrobes and Ensuite Shower Room
- Bedroom 2 with Ensuite Shower Room
- Further double Bedroom
- Family Bathroom with separate shower
- Separate WC
- Enclosed landscaped South-West facing garden to rear with water feature
- Ample driveway parking
- A range of useful outbuildings including a converted detached garage currently with store, shower, cloakroom, kitchenette and separate Hobbies Room, Workshop and useful garden sheds. NB. This building is currently classified for business use.
- Oil fired central heating
- Double glazing
- Drainage to private system
- Owned solar panels
- Council tax band D
- What3words:  
[///roughness.fountain.protrude](https://www.what3words.com/roughness.fountain.protrude)







Wayside House is situated on the edge of Curry Rivel. The village has a range of facilities including One Stop convenience store, garage, petrol station with post office, church, primary school and restaurant / public house.

A wider range of shops and facilities can be found in the bustling and historic town of Langport 2 miles away.

Taunton, the County Town of Somerset, 10.7 miles away, is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.



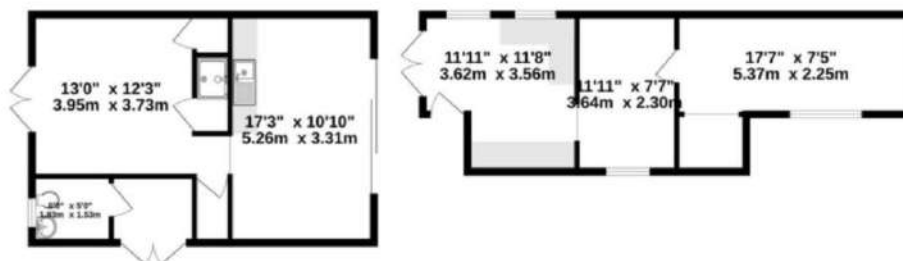
GROUND FLOOR  
863 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR  
874 sq.ft. (81.2 sq.m.) approx.



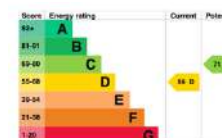
OUTBUILDINGS  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 2553 sq.ft. (237.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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