



## Quarry House

Langport Road, Somerton, TA11 6RS

George James PROPERTIES

EST. 2014

# Quarry House

Langport Road, Somerton, TA11 6RS

Guide Price - £350,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Quarry House is a large detached family house situated within the town. The property offers comfortable open plan living with three reception areas including living room, dining room and sitting area opening to the garden. There is also a kitchen and cloakroom WC. To the first floor there are three double bedrooms and modern shower room. The impressive size principle bedroom includes a dressing room area. Outside there are large gardens to the rear and side of the house with shared driveway leading to a parking area and single garage.

## Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There is a good level of amenities including shops, bank, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. The Old Town Hall now houses the ACEArts Gallery and craft shop. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

## Services

Mains water, gas and electricity are all connected. Council tax band D. Gas fired central heating to radiators.

## what3words

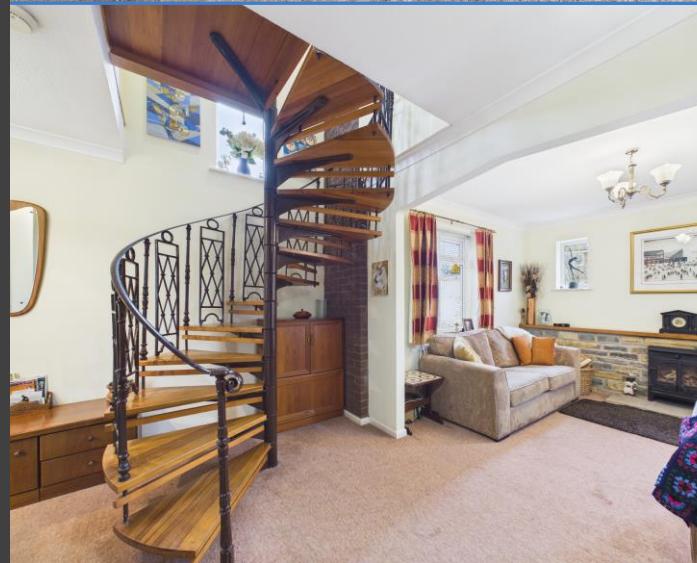
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## Entrance Lobby

Glazed entrance door leads to the entrance lobby opening to the dining room.

## Kitchen 9' 10" x 7' 11" (3.00m x 2.42m)

With window to the front. Range of base and wall mounted kitchen units with one and half bowl sink unit. Space for washing machine and cooker. Wall mounted gas fired Worcester boiler.



**Dining Area** 14' 4" x 9' 9" (4.36m x 2.96m)

With spiral staircase leading to the first floor. Radiator and opening to the sitting room.

**Inner Lobby and WC**

Inner lobby with coat hooks and radiator, door leads to the WC with window to the side, low level WC and wash hand basin.

**Sitting Room** 11' 9" x 10' 10" (3.57m x 3.29m)

With windows to the side and rear, radiator and stone fireplace housing cast iron wood burning stove. Opening to the sitting/dining area.

**Sitting/Dining Area** 12' 2" x 9' 10" (3.71m x 3.00m)

With patio doors to the garden and radiator.

**Landing**

With access to the loft space, built in airing cupboard with hot water cylinder.

**Bedroom 1** 11' 11" x 11' 2" (3.64m x 3.41m)

With window to the side and radiator. Opening to the dressing room area.

**Dressing Room** 12' 2" x 10' 4" (3.72m x 3.15m)

With window to the side, radiator and eves storage cupboard.

**Bedroom 2** 13' 7" x 7' 3" (4.15m x 2.22m)

With window to the front and radiator.

**Bedroom 3** 9' 5" x 7' 5" (2.87m x 2.27m)

With window to the front and radiator.

**Shower Room** 8' 11" x 6' 8" (2.72m x 2.02m)

With window to the side. Modern suite comprising low level WC, vanity wash hand basin with mirror fronted cabinet over. Large shower cubicle with electric shower. Ladder towel rail and tiling to splash prone areas.

**Outside**

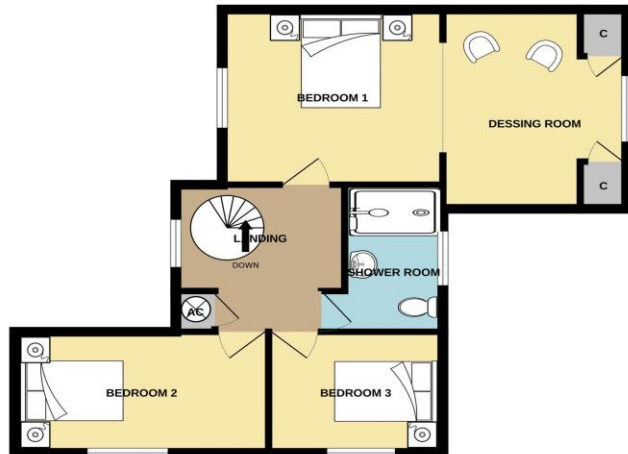
The property is approached via a shared driveway leading to the rear where there is a parking/turning area and access to the single garage. The rear garden is screened by a Beech hedge with lawned area, vegetable garden, small fruit cage along with feature pond with rockery. The garden continues to the side of the house with private seating area, lean-to greenhouse and wood store. There is a further garden area to the front of the house with mature trees, flower and shrub beds and pedestrian access gate to the front.



GROUND FLOOR  
46.1 sq.m. approx.



1ST FLOOR  
50.7 sq.m. approx.



TOTAL FLOOR AREA : 96.8 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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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92-100                                      | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         | 79        |
| 55-68                                       | D | 65                      |           |
| 39-54                                       | E |                         |           |
| 21-38                                       | F |                         |           |
| 1-20  | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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