



Millbrook

Field Road, Langport, TA10 9SW

George James PROPERTIES  
EST. 2014

# Millbrook

Field Road, Langport, TA10 9SW

Guide Price - £825,000

Tenure – Freehold

Local Authority –Somerset Council

## Summary

Built in 1934, this imposing detached residence occupies a magnificent plot of approximately one acre and offers close to 3,000 sq ft of versatile accommodation. Approached via a sweeping gated driveway, the property enjoys a wonderful sense of grandeur and privacy, complemented by several mature trees within the grounds. Inside, the home features four bedrooms and four bathrooms, including a convenient ground floor shower room, alongside a spacious living room, formal dining room and a secondary reception room which could also serve as an additional downstairs bedroom or guest suite. A substantial garden room provides an exceptional space for entertaining and relaxing, while the immaculate kitchen is complemented by a separate utility room. The gardens are a true highlight of the property, combining expansive lawns with a quintessential English working garden filled with established flowers, shrubs and fruit trees. The property further benefits from a large garage, traditional potting room, multiple outbuildings, sheds and extensive storage facilities. Many modern improvements have been made in recent years ensuring the home offers both character and energy-conscious living for years to come.

## Amenities

Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco's supermarket, churches, bank, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well known Huish Episcopi Academy and Sixth Form. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach

## Services

Modern improvements include a newly installed roof across the entire house in 2026, solar panels, a hybrid heat pump supported by gas-fired central heating with a new boiler fitted in 2023. Mains water, drainage and electricity connected. Council Tax Band F.

## what3words

///alone.settled.mega



### Entrance Porch

With window to side.

### Entrance Hallway

With window to front, radiator, understairs cupboard, stairs rising to first floor.

### Living Room 16' 10" x 13' 10" (5.13m x 4.22m)

With windows to rear and side, radiator, feature gas fireplace.

### Ground Floor Shower Room

With frosted windows to front and side, close coupled WC, two radiators, vanity sink, walk in shower with rainfall head.

### Dining Room 14' 10" x 12' 2" (4.52m x 3.71m)

With bay window to rear, radiator.

### Living Room/Downstairs Bedroom 16' 10" x 13' 11" (5.13m x 4.24m)

With windows to rear and side, radiator. This room has previously been used as a ground floor bedroom as it is next door to the shower room.

### Kitchen 19' 11" x 11' 9" (6.07m x 3.58m)

With windows to front and side, radiator, range of matching wall and base units, integrated fridge/freezer, Neff appliances including built in microwave, double oven, dishwasher, one and a half sink with drainer, bin storage, electric hob with extractor fan over, breakfast bar, Quooker boiling water tap.

### Utility Room 13' 5" x 8' 4" (4.09m x 2.54m)

With frosted window to side, radiator, large storage cupboard, plumbing and space for washing machine and tumble dryer, boiler (see services for more details), solar panel controls.

### Garden Room 22' 11" x 21' 2" (6.98m x 6.45m)

Measurements are maximum. With windows round three sides allowing for lovely garden views, two radiators, coal fired burner.

### First Floor Landing

With window to front, radiator, access to attic, storage cupboard.

### Bedroom 1 17' 0" x 13' 10" (5.18m x 4.22m)

With windows to rear and side, two radiators, built in wardrobes, storage cupboard.

### Bathroom

With frosted windows to front, two radiators, panelled bath, separate shower, vanity sink, close coupled WC.

### Bedroom 2 13' 0" x 12' 5" (3.96m x 3.78m)

With windows to front and side, radiator, walk in wardrobe/dressing room.

### Ensuite



With frosted window to side, low level WC, radiator, sink, shower.

**Bedroom 3** 17' 0" x 13' 10" (5.18m x 4.22m)

With windows to rear and side, two radiators, built in cupboard and wardrobe.

**Shower Room**

With frosted window to side, low level WC, heated towel radiator, sink, shower.

**Bedroom Four** 13' 0" x 12' 0" (3.96m x 3.66m)

With bay window to rear, radiator, built in cupboard.

**Outside**

The property is approached via an impressive gated driveway leading to a generous parking area with ample space for multiple vehicles. A substantial garage, complete with power and lighting, is accompanied by a log store, two additional storage rooms, and a conveniently attached WC. Set within approximately one acre of beautifully established grounds, the property enjoys a wealth of outdoor features including multiple storage areas, sheds, a potting shed, and several secluded seating areas designed to make the most of the peaceful surroundings. The principal garden is predominantly laid to manicured lawn, interspersed with mature trees, flowering borders, and well-stocked shrubs, together with a patio entertaining area and charming covered walkway. Beyond this lies an impressive productive garden, where pathways are flanked by an abundance of beautiful plants, trees, and fruit varieties including raspberries, kiwi, apple, pear, plum, and fig. A barked play area with swing and slide set provides an ideal space for children and grandchildren, while the overall plot offers an exceptional degree of privacy and tranquillity. Thoughtfully arranged and beautifully established, the gardens create a peaceful setting for keen gardeners, all within easy reach of Langport's amenities and local conveniences.





GROUND FLOOR  
150.8 sq.m. approx.



1ST FLOOR  
109.4 sq.m. approx.



TOTAL FLOOR AREA : 260.1 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 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	64	72
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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