



£360,000

At a glance...



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COUNCIL
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**holland
& odam**

4 Poundway
Muchelney
Langport
Somerset
TA10 0DH

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton follow Langport Road B3153. At the mini roundabout take the second exit onto Wincanton Road A372. Turn right at the church onto The Hill and take the first left towards Muchelney. Upon entering the village, at the triangle, bear left onto Law Lane and take the second left onto Wetmoor Lane. The property can be found shortly on your left hand side.

Services

Mains electricity, water and drainage are connected. Oil central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold

Agents Note

This property does not have a history of flooding.



Location

Muchelney is a small cluster village situated just south of Langport, well known for its Benedictine Abbey, the Priest's House owned by the National Trust, supported by English Heritage, and 15th Century Church. Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tescos 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.

Insight

An extended semi-detached home occupying an elevated position in the village of Muchelney, enjoying far reaching countryside views to the rear and offering exceptionally versatile accommodation ideal for modern family living.

The property has been thoughtfully extended to create generous and flexible living space throughout. Accommodation begins with an entrance porch leading into a spacious kitchen/breakfast room, complemented by a separate utility room. The main living room flows seamlessly into a dedicated dining area, creating an excellent space for both everyday living and entertaining. In addition, there is a further reception room currently utilised as a family room, although its proximity to the downstairs shower room offers excellent potential for use as a ground floor bedroom if required. To the first floor are four well proportioned bedrooms, including an impressive master bedroom benefiting from a large en-suite. A separate family shower room serves the remaining bedrooms.

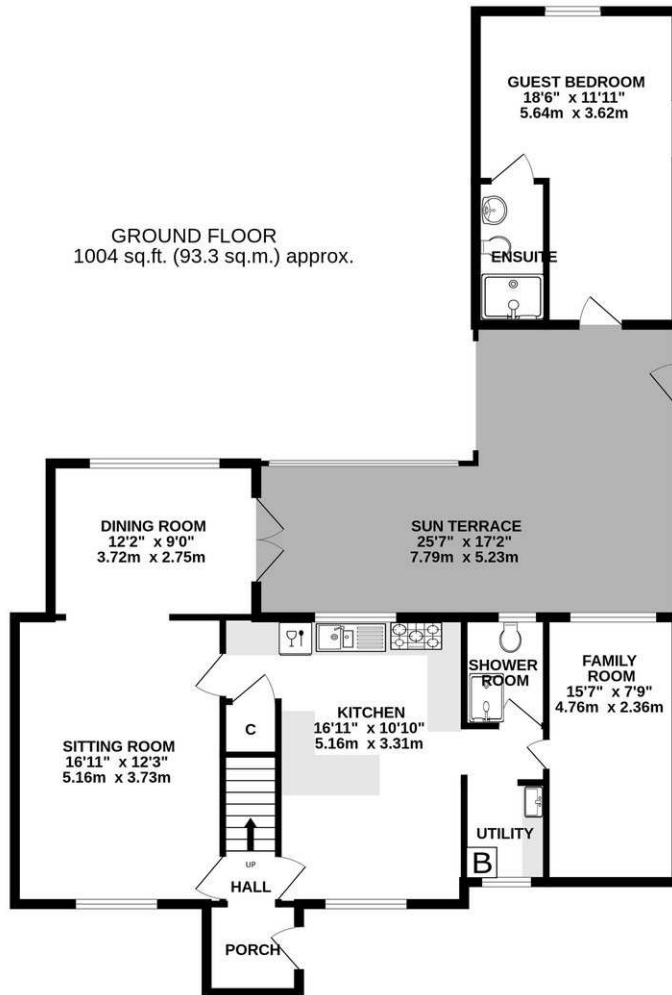
Externally, the property enjoys a substantial driveway providing ample off-road parking. The front garden has been attractively laid to wild flowers, while the rear garden is a particular feature of the home, enjoying a wonderful outlook across open fields and surrounding countryside. A large covered patio area provides an ideal sheltered seating space alongside an additional exposed patio and level lawn.

Further enhancing the versatility of the property is a self-contained guest suite complete with en-suite shower room, perfectly suited as ancillary accommodation, a home office, studio or treatment room.

- Elevated position with countryside views to the rear
- Extended semi-detached family home
- Four spacious first floor bedrooms
- Master bedroom with large en-suite
- Flexible ground floor accommodation
- Self-contained guest suite/home office with en-suite
- Large driveway and generous rear garden



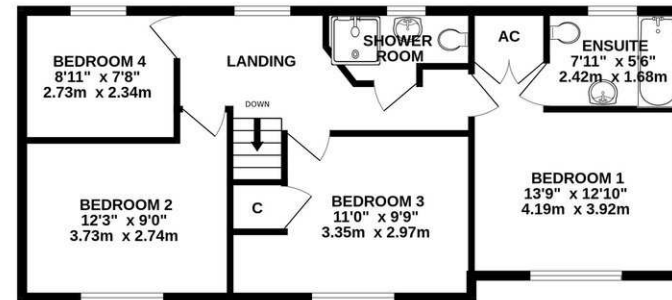
GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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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1ST FLOOR
645 sq.ft. (60.0 sq.m.) approx.



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