



Leafy Brook Farm  
Picts Hill, Langport, TA10 9EZ

George James PROPERTIES  
EST. 2014

# Leafy Brook Farm

Picts Hill, Langport, TA10 9EZ

Guide Price - £359,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Leafy Brook Cottage is a stone-built cottage occupying a plot of approximately 0.19 acres and offering flexible accommodation with the potential for up to four bedrooms. The property retains a number of character features including exposed beams, flagstone flooring, exposed stone walls and fireplaces. The current layout provides two first-floor bedrooms, with additional ground-floor rooms offering the possibility of further bedroom accommodation, supported by a downstairs shower room. The cottage requires updating and completion of works in places, providing purchasers with the opportunity to improve and adapt the property to suit their own requirements. There is also potential to extend, subject to the necessary consents. Outside, the property benefits from extensive off-road parking and a substantial rear garden incorporating a Nissen Hut. The overall plot extends to approximately 0.19 acres and may offer further development potential, including the possibility of creating a separate building plot, subject to planning permission and all necessary approvals. Offered for sale with no onward chain.

## Amenities

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.

## Services

Mains electricity, drainage and water connected. Heating via LPG bottles and radiators.

## what3words

///piston.visual.opened

## Agents Notes

Some photographs may have been digitally enhanced or altered using AI for marketing purposes, particularly certain garden images. Buyers should rely on a physical inspection to satisfy themselves as to the property's features and condition. Please note that the property is located on a main road; prospective purchasers are advised to take this into consideration before arranging a viewing.



**Living Room** 17' 4" x 12' 11" (5.29m x 3.94m)

With window to front, radiator, exposed stone walls, feature fireplace with wood burning stove, stairs to first floor.

**Dining Room/Downstairs Bedroom** 12' 11" x 12' 9" (3.93m x 3.88m)

With window to front, radiator, feature fireplace with wood burning stove, exposed stone wall.

**Kitchen** 20' 4" x 9' 11" (6.21m x 3.02m)

With windows to rear, radiator, range of matching wall and base units, one and a half sink with drainer, electric oven, large storage cupboard, space for fridge/freezer and washing machine.

**Utility Room** 9' 9" x 6' 5" (2.96m x 1.95m)

With window to rear, radiator, space for tumble dryer.

**Downstairs Bedroom** 11' 9" x 11' 2" (3.57m x 3.40m)

With window to front, radiator.

**Shower Room**

With frosted windows to rear, shower, vanity sink, close coupled WC, cupboards with one housing the boiler.

**First Floor Landing**

With window to front, radiator.

**Bedroom 1** 13' 1" x 12' 7" (4m x 3.84m)

With window to front, radiator, large range of fitted wardrobes.

**Bedroom 2** 16' 6" x 12' 6" (5.03m x 3.82m)

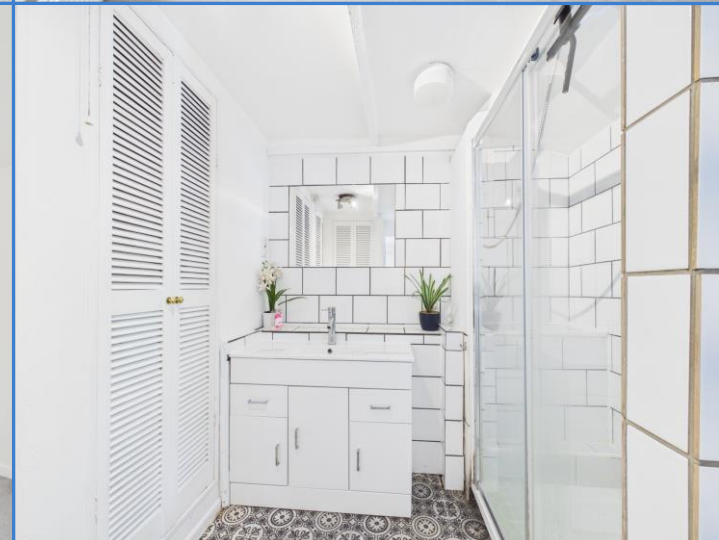
With windows to front, side and rear, radiator.

**WC**

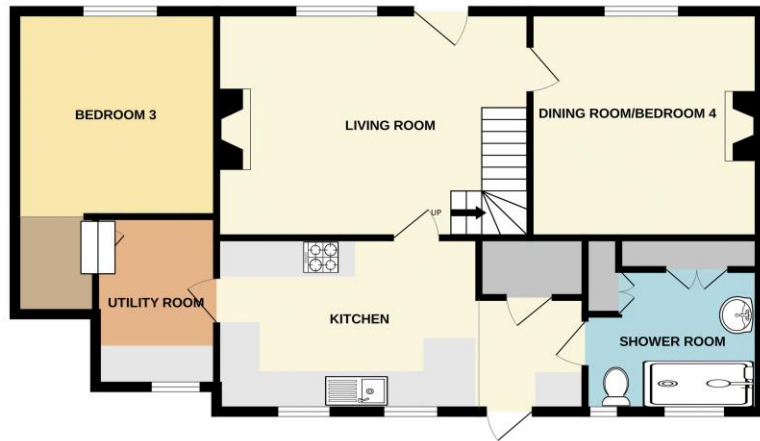
With low level WC, sink.

**Outside**

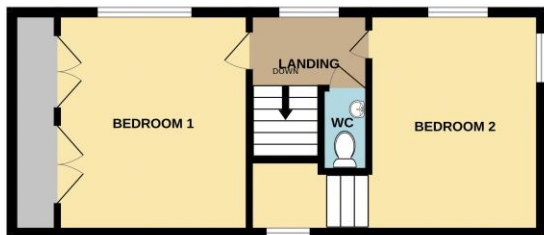
The expansive garden is thoughtfully divided into several distinct areas. To the front of the property, a welcoming patio leads to the entrance, while ample off-road parking is provided across three separate parking areas: a single space adjacent to the property, two additional spaces on the opposite side of the shared access road, and a recently created driveway finished with shingle, offering parking for multiple vehicles. Immediately to the rear of the property is a generous patio area, complete with storage sheds and gated access to the driveway. Beyond this lies a substantial section of garden, currently planted with a variety of mature trees and shrubs, and featuring a Nissen store and hardstanding area. This impressive outdoor space offers exceptional scope for enhancement, presenting buyers with the opportunity to create something truly special. Subject to the necessary planning consents, the land may even offer potential for a separate building plot.



GROUND FLOOR



1ST FLOOR



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		
55-68	D		
39-54	E		55
21-38	F		
1-20	G	16	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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