



## The Corner House

19 Portland Road, Langport, TA10 9QX

George James PROPERTIES

EST. 2014

# The Corner House

19 Portland Road, Langport, TA10 9QX

Guide Price - £565,000

Tenure – Freehold

Local Authority –Somerset Council

## Summary

A beautifully presented detached family home offering well designed and spacious living accommodation. The property has been improved and updated by the current owners, with modern high quality kitchen installed in 2024 and tasteful decoration throughout. The kitchen/breakfast room opens to a large family room/dining room, this bright double aspect room has French doors to the large terrace and gardens. The 23ft sitting room has been extended and now includes a comfortable reading/library area. Also on the ground floor there is a utility room and study. Including the double garage this area of the house could possibly be made into a self contained annexe for relatives or guests. To the first floor there are four bedrooms and family bathroom. The main bedroom has an en-suite shower room. As the name suggests The Corner House occupies a large corner plot with wide drive leading to the double garage, the front garden offers even more parking and a vehicular gate leads to a secure area ideal for motorhome or caravan storage with further garage/workshop.

## Amenities

Situated in Huish Episcopi on the outskirts of Langport with Langport town centre easily accessible and Eli's pub within walking distance. There are a choice of lovely countryside walks close by including access to the River Yeo and River Parrett. The town offers an excellent range of everyday amenities including a selection of shops, Tesco supermarket, churches, 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 water, drainage, gas and electricity are all connected. Council tax band E.

## what3words

///steep.comical.jetliner

## Entrance Porch



Part glazed entrance door leads to the entrance porch with door to the entrance hall.

#### Entrance Hall

With stairs to the first floor and radiator.

#### WC

With window to the side, low level WC and wash hand basin. Radiator.

#### Kitchen/Breakfast Room 15' 11" x 14' 8" (4.86m x 4.47m)

With windows to the front. Modern high quality kitchen comprising base and wall mounted units. Built in appliances including dishwasher and range cooker with glass splashback and extractor hood over. Heated ladder towel rail and space for 'American' style fridge freezer.

#### Utility Room 13' 1" x 5' 9" (4.00m x 1.75m)

Range of storage cupboards, wall mounted gas boiler. Space for washing machine and tumble dryer. Radiator. Internal door to the garage and door to the garden.

#### Office 11' 2" x 8' 11" (3.40m x 2.73m)

With window to the front, built in cupboard and radiator.

#### Family Room/Dining Room 16' 11" x 13' 10" (5.16m x 4.22m)

With full height windows to the side and window to the rear. French doors open to the garden terrace. Two radiators and double doors open to the sitting room.

#### Sitting Room 23' 6" x 12' 7" (7.17m x 3.83m)

With window to the front, fireplace with timber mantle and wood burning stove. This room has been extended giving an additional seating area with book shelves.

#### Landing

With window to the side, radiator and built in cupboard.

#### Bathroom

With window to the side. Bathroom suite comprising low level WC, wash hand basin and panelled 'P' shaped bath with electric shower over. Heated ladder towel rail.

#### Bedroom 1 14' 4" x 14' 2" (4.37m x 4.32m)

Window to the rear with countryside views. Built in double wardrobe.

#### En-Suite Shower Room

With window to the side, low level WC, wash hand basin and shower cubicle with mains shower. Heated ladder towel rail.

#### Bedroom 2 13' 4" x 9' 2" (4.07m x 2.80m)

With window to the side and radiator.

#### Bedroom 3 15' 0" x 8' 11" max (4.56m x 2.71m max)



With window to the side, radiator and two mirror fronted wardrobes.

**Bedroom 4** 11' 3" x 11' 7" (3.44m x 3.53m)

With window to the rear and radiator.

**Outside**

Wide vehicular entrance and drive leads to the front of the house where there is ample off road parking and access to the double garage. The parking area continues to the side of the property with five bar vehicular gates leading to the garage/outbuilding and secure area ideal for storage of a caravan, trailer etc.

**Double Garage** 17' 3" x 17' 3" (5.25m x 5.27m)

With roller door, power and light connected. Internal door to the utility room.

**Garage/Outbuilding** 30' 0" x 11' 0" (9.15m x 3.36m)

Currently divided into two workshop areas. Power and light connected.

To the immediate side and rear of the house is a raised, private terrace overlooking the garden and countryside beyond. External lighting and power. There are beautiful landscaped lawned gardens with various curved flower and shrub beds. Various seating areas can be enjoyed around the garden with a cherry blossom tree and ornamental pond. One corner of the garden has a greenhouse, raised vegetable beds and polytunnel with irrigation system, .





