





£650,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band E

Services

Mains electricity and water are connected. Oil central heating system and multi-fuel stove. Private water treatment plant. Electric heating in Woodpecker Lodge.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Market Place continue down West Street and turn left at the roundabout onto Langport Road. Continue on B3153 then turn right into New Way, through High Ham. Follow the road down Ham Hill and turn right onto Henley Road. The property will be on the right.

Pin dropped on Google Maps Woodpecker Lodge, Henley, Langport
what3words: defeated.spenders.symphony

Description

Occupying a peaceful rural setting with glorious countryside views, this sympathetically restored Grade II Listed barn conversion offers beautifully appointed accommodation with a wonderful collection of versatile outbuildings.

Originally forming part of a historic agricultural holding, this beautifully presented barn conversion effortlessly combines period charm with contemporary living. At the heart of the home is an impressive open-plan kitchen, dining and sitting room, where vaulted ceilings, exposed beams and a multi-fuel stove create a wonderful sense of space and character. The bespoke kitchen is fitted with quality cabinetry, compact laminate worktops and integrated appliances, making it ideal for both everyday living and entertaining. The ground floor also offers two generous double bedrooms with french doors providing access to the patio, a stylish family bathroom and an additional versatile reception room, perfectly suited as a fourth bedroom, home office, snug or playroom depending on individual requirements.

A charming galleried landing leads to the first-floor accommodation, where exposed beams and original architectural details continue to celebrate the barn's heritage. The generous principal bedroom enjoys an impressive vaulted ceiling and benefits from a private internal balcony overlooking the open-plan living space below, creating a wonderful sense of light and openness. Completing the first floor is a well-appointed bathroom, creating an impressive principal suite.

An outstanding feature of the property is its excellent range of outbuildings. 'Woodpecker Lodge' has been sympathetically converted into a self-contained holiday let, offering an open-plan living space, double bedroom, en-suite bathroom and its own private enclosed garden, presenting an ideal income opportunity or accommodation for extended family. A further substantial outbuilding with power connected is currently utilised as a workshop and gym but offers excellent versatility for a variety of future uses.

Location

Henley is a small village c.4 and 5 miles respectively from the towns of Langport and Somerton which offer good day-to-day amenities including supermarkets, shops, bank, veterinary, doctors' and dentists' surgeries, libraries, pubs and restaurants. Huish Episcopi Academy and adjoining sixth form and sports centre (with good sporting facilities for all age groups) is close by with a well regarded primary school within the adjacent village of High Ham (Ofsted rated Good). A number of independent schools including Millfield School in Street, Wells Cathedral School and Taunton School are all within commuting distance. The larger regional centres of Taunton, Yeovil, Bridgwater and Street are all within reasonable driving distance. There are mainline rail links at Taunton, Yeovil and Castle Cary. The M5 Motorway can be accessed at Taunton and Bridgwater.





Set within approximately 0.58 acres, the beautifully maintained gardens are arranged over gentle levels to maximise both usability and the surrounding views. A spacious patio adjoins the property, creating an ideal space for al fresco dining and entertaining, while a level lawn provides plenty of room for children and pets to enjoy. Steps lead to an upper section of flat lawn, where the gardens open out to enjoy far-reaching views across the surrounding countryside. Mature planting and established boundaries create a peaceful and private setting, offering a wonderful balance of usable outdoor space and picturesque rural scenery. The property also benefits from a private driveway providing ample parking, together with a double-width car port.



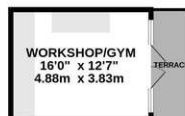
- Grade II Listed barn conversion
- Beautifully enhanced by the current owners
- Impressive open-plan living with vaulted ceilings
- Bespoke kitchen with integrated appliances
- Multi-fuel woodburner
- Three/four bedrooms with versatile ground floor reception room
- Two bathrooms
- Self-contained holiday let (Woodpecker Lodge)
- Workshop/gym with power connected



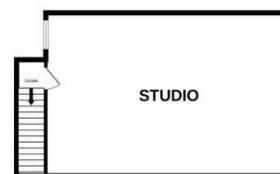
1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.



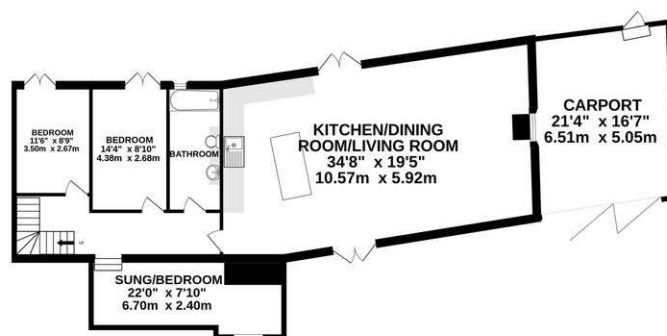
WORKSHOP/GYM
200 sq.ft. (18.6 sq.m.) approx.



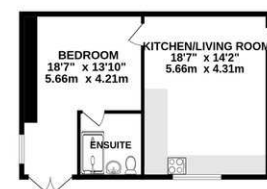
HOLIDAY LET FIRST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



GROUND FLOOR
1674 sq.ft. (155.5 sq.m.) approx.



HOLIDAY LET GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 3194 sq.ft. (296.7 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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