



Symonds
& Sampson

Riverside Farm

Thorney Langport, Somerset

Riverside Farm

Thorney
Langport
TA10 0DR



- Substantial 5 bedroom village home set in 0.62 acre in total
- Former Dairy Providing Extensive Outbuildings & Garaging with scope to develop
 - Large Gardens Adjoining The River Parrett
 - 3,701 sqft / 343.6 m2 in Total
- Further Scope to Develop to Ancillary/office/Holiday Accommodation subject to PP
 - Quiet Village Location
 - Local Amenities To Hand

Guide Price **£825,000**

Freehold

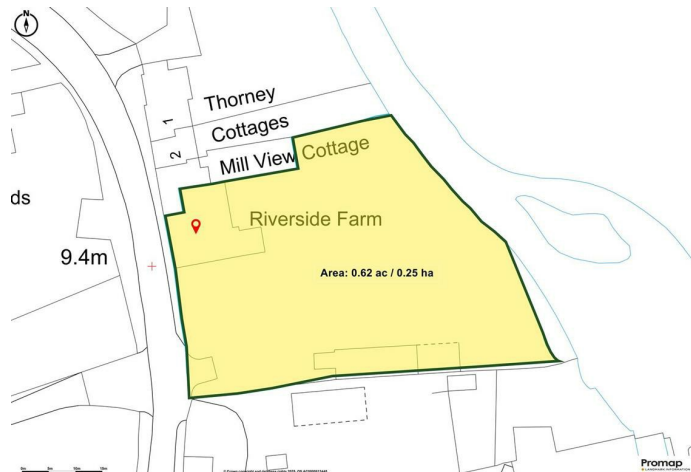
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THE DWELLING

A handsome period home sat in 0.62 acres of gardens with the River Parrett adjoining the eastern boundary.

The property boasts five double bedrooms, three of which are en-suite, a farmhouse-style kitchen, a living room with a multi-fuel stove, a dining room, a study and a family bathroom. A former dairy offers a carport and workshop space and huge potential for further development (subject to planning permission). Located in a sought-after rural village, viewing is highly advised to appreciate all that this property has to offer.



ACCOMMODATION

A part-glazed wooden front door with a storm porch opens into the entrance hall with flagstone flooring, an open fireplace, and stairs.

The sitting room is a good size, having two sliding sash windows to the side, French doors to the conservatory. A multi-fuel stove is set in a handsome Hamstone fireplace with red brick backing, which creates a wonderful focal point.

The conservatory is constructed with a wood and glass frame on a low wall with a polycarbonate roof. This room requires repair. It has a tiled floor and French doors that open to the garden.

The dining room has a window to the front, and a Villager multi-fuel stove is set in a red brick fireplace.

Kitchen/Breakfast Room with a vaulted ceiling, Velux roof light, two windows and French doors open to the rear. The Aga is included in the sale, with space for an under-counter fridge, freezer, and plumbing for a dishwasher.

The utility room has a stable door to the rear, a stainless steel sink unit with drainer, mixer tap and storage cupboard under. A further range of kitchen units can be found with a rolled edge work surface and space and plumbing for a washing machine and a condensing tumble dryer. A Grant oil fired boiler is located here.

On the first floor is a landing with a Velux roof light, an eaves storage cupboard, three bedrooms, two of which have en-suite bathrooms, and a family bathroom.





OUTSIDE

Extending to approximately half an acre, the garden is landscaped in the country style, which is a credit to the current owners' hard work. Largely laid to lawn with a mixture of mature shrubs, trees and beds housing a variety of plants and flowers.

The wisteria to the side elevation is wonderful in late spring/early summer. The River Parrett runs along the Eastern boundary, offering a peaceful spot to sit and enjoy the view over to the field beyond. There is a generous

fenced vegetable bed and a separate area for chickens.

A gravelled driveway gives vehicular access to an open carport for 2-3 cars, provides ample parking and turning space.

Outbuilding: Formally a dairy to the original farm. The building is split into three distinct areas: a carport, a garden store and a workshop. It would now benefit from some repair or offer a good footprint for development replacement, subject to planning permission.

SITUATION

Thorney is a small and popular hamlet between Muchelney and Kingsbury Episcopi. Wonderful countryside, walking and fishing, yet a few minutes to the ever-popular Kingsbury community shop and pub. Thorney lies less than 3 miles from Langport and 4 miles from South Petherton, both towns offering a wide range of facilities, fulfilling most day to day needs, with the larger towns of Taunton and Yeovil being less than 20 miles and 10 miles respectively.

DIRECTIONS

WHAT 3 WORDS: [///kicked.snowmen.trifle](#)



SERVICES

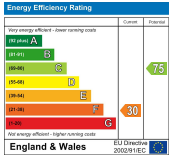
Mains electricity and water are connected. Oil fired central heating via radiators.
The private drainage is provided by a Klargester septic tank.

MATERIAL INFORMATION

Council Tax Band: D

Flood Risk: Very Low





Riverside Farm, Thorney, Langport

Approximate Area = 2824 sq ft / 252.3 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

Outbuilding = 1382 sq ft / 128.4 sq m

Total = 4250 sq ft / 394.8 sq m

For identification only - Not to scale



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