

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



Wiltown Cottage, Curry Rivel, Langport, Somerset, TA10 0EY



## WILTOWN COTTAGE

**Curry Rivel, Langport, Somerset, TA10 0EY**

*Langport 3 miles, Somerton 5 miles, Street/Glastonbury 10 miles, Yeovil 14 miles, Taunton 16 miles. (Distances approximate)*

A substantial and highly attractive period house, built of local lias stone beneath part clay tile and part slate roofs, offering beautifully proportioned accommodation of considerable charm and character.

Wiltown Cottage enjoys an enviable setting close to the heart of this thriving and well connected Somerset village, with mature gardens extending to approximately three quarters of an acre and an excellent range of useful outbuildings.

The house offers over 2,600 sq ft of versatile accommodation, including three reception rooms, a spacious kitchen/breakfast room, utility, cloakroom, four double bedrooms and two bathrooms, including a principal suite with dressing room and ensuite.

Outside are delightful established gardens, a double garage, workshop, greenhouse, stores and a detached home office.

In all, four double bedrooms, three reception rooms, kitchen/breakfast room, utility, two bathrooms, detached office, double garage and extensive gardens of approximately 0.75 acres.

### Accommodation

An oak framed entrance porch with slate roof provides an attractive approach to the house and opens into a welcoming reception hall with flagstone flooring and exposed beams, immediately setting the tone for the character and warmth found throughout the property.

From the hall, stairs rise to the first floor, whilst doors lead to the principal reception rooms and kitchen. To one side is a particularly cosy snug with fitted wood burning stove, exposed timbers and flagstone flooring.

The sitting room is a superb family reception space of generous proportions, enjoying a triple aspect and a wealth of original character features, including exposed beams and a substantial inglenook fireplace with inset wood burner. The room offers ample space for both relaxation and entertaining and flows naturally through to the dining room.

The dining room is equally atmospheric, with a further inglenook fireplace, fitted storage cupboards, flagstone flooring and doors opening directly onto the rear garden and terrace.

The kitchen/breakfast room is fitted with a comprehensive range of shaker style units with oak work surfaces and Belfast sink. Appliances include an oil-fired Aga, electric oven and dishwasher, whilst there is ample space for informal dining.

Beyond lies a spacious utility room providing further storage and appliance space, together with plumbing for laundry facilities, a walk-in larder, cloakroom and external access to the rear gardens and parking area.





Separate from the main house, and positioned across the courtyard, is a detached home office providing an ideal environment for home working or hobbies.

The first floor provides four well proportioned double bedrooms, family bathroom, cloakroom and airing cupboard.

The principal bedroom enjoys a degree of separation from the remaining bedrooms and benefits from a bright dual aspect, fitted storage cupboards, dressing room and private ensuite bathroom fitted with bath, basin and wc. The remaining bedrooms are all comfortable doubles and each enjoys fitted storage.

The family bathroom is attractively appointed and fitted with a freestanding bath, wash basin and useful built-in storage.

#### **Outside**

To the front of the house is an enclosed courtyard garden with established planting and gated access onto a gravel driveway, which continues along the side of the property to extensive parking and the double garage beyond.

The rear gardens are a particular feature of the property, offering excellent privacy, maturity and colour throughout the seasons.

Immediately adjoining the house are attractive seating terraces and sheltered areas for outdoor dining and entertaining. The gardens are principally laid to lawn and complemented by a wide variety of mature shrubs, trees and established planting. A wisteria covered pergola provides a delightful shaded seating area, whilst beyond the formal gardens a gate leads through to a small orchard area. A useful range of outbuildings includes a double garage, workshop, potting shed, greenhouse and log store.

In all, the gardens and grounds extend to approximately three quarters of an acre.

#### **Location**

Wiltown Cottage occupies a pleasant position close to the centre of Curry Rivel, one of the area's most sought after villages, with an excellent range of day-to-day amenities, including a village store and post office, garage, primary school, church and highly regarded public house.

Nearby Langport, often referred to as the heart of the Somerset Levels, offers a wider range of facilities including supermarkets, independent shops, cafes, markets and medical services.

The surrounding area is particularly well regarded for its excellent schooling, both state and independent. Nearby schools include Millfield, Wells Cathedral School, King's Taunton, Taunton School and Queen's College Taunton, together with Huish Episcopi Academy and Sixth Form.

Communication links are excellent, with easy access to the A303, M5 motorway and mainline railway services from Taunton, Yeovil and Castle Cary.

The area also offers a wide range of sporting and recreational pursuits, including golf at Long Sutton, racing at Wincanton and Taunton, sailing, fishing, walking and riding across the surrounding countryside.





**Tenure and Other Points**

Freehold. Not Listed.

Mains water and electricity. Private drainage via septic tank. Oil-fired central heating.  
Somerset Council Tax Band E. EPC Rating – TBC.

**Directions**

Upon entering Curry Rivel from the Langport direction, take the left hand turning at the petrol station onto the B3186, signposted Wiltown. The property will be found on your left hand side a short distance after Wiltown Garage.

What3Words: ///dollar.laugh.rebounds

**Important Notes**

*Please see all the notes below – particularly referring to identity and AML requirements*

**Identity verification & Anti Money Laundering (AML) Requirements**

As Estate Agents we are required by law to undertake Anti Money Laundering (AML) Regulation checks on any purchaser who has an offer accepted on a property.

We are required to use a specialist third party service to verify the purchaser(s) identity. The cost of these checks is £60 (inc. VAT) per person. This is payable at the point an offer is accepted and our purchaser information forms completed, prior to issuing Memorandum of Sales to both sellers and buyers and their respective conveyancing solicitors. This is a legal requirement and the charge is non-refundable.

**Property Details**

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**Viewings**

Interested parties are advised to check availability and current situation prior to travelling to see any property. All viewings are by appointment with the Agents.

Roderick Thomas, London House, New Street, Somerton TA11 6NU

**P.S. A few extra comments**

Mortgages – we can help.

Bridging loans – We can help.

Moving house is complicated and stressful when a sale and purchase needs to be tied together in terms of finance and timing.

Sometimes we can negotiate an agreement to suit both sellers and buyers.

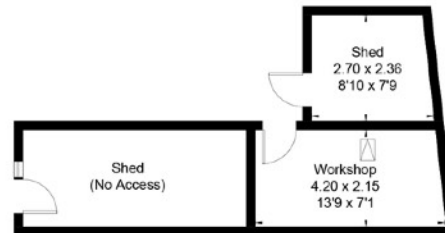
Sometimes a bridging loan can solve problems and remove stress.

Call us for information on any of these points.





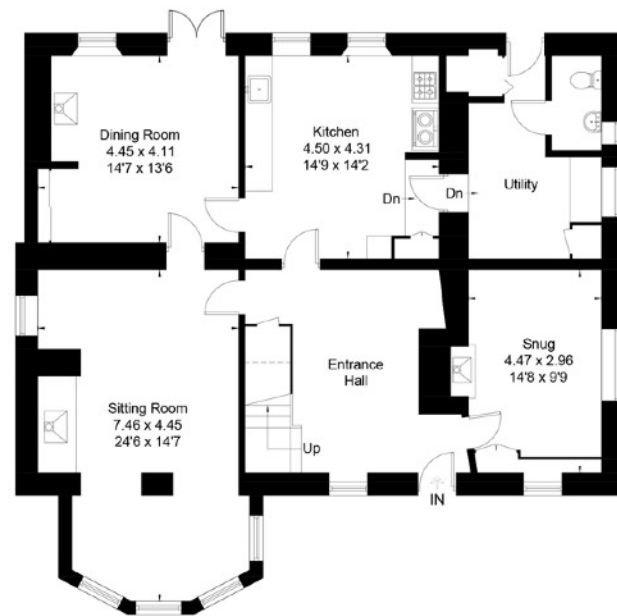
Approximate Floor Area = 242.2 sq m / 2607 sq ft  
Garage = 31.4 sq m / 337 sq ft  
Outbuildings = 40.0 sq m / 430 sq ft  
Total = 313.6 sq m / 3374 sq ft (Excluding Sheds)



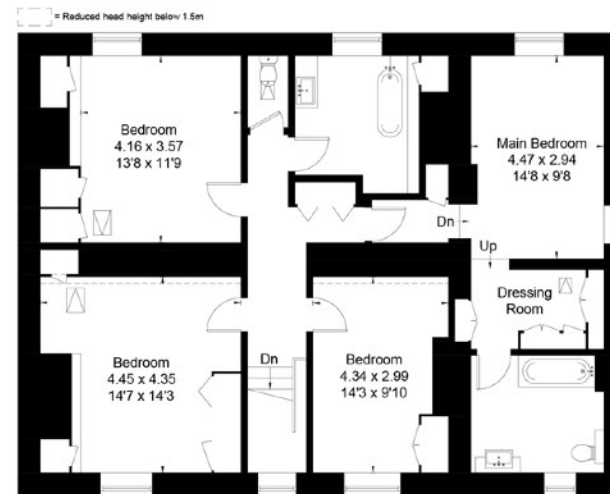
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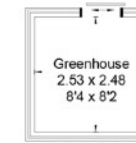
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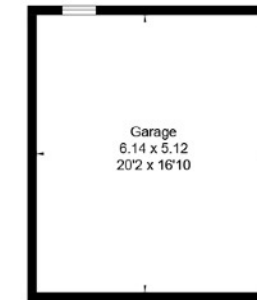
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107496

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London House, New Street, Somerton, Somerset, TA11 7NU. Tel: 01458 767689 - E: somerton@roderickthomas.co.uk