

Symonds
& Sampson



Lake House

Wick, Langport

Lake House

Wick
Langport
TA10 0NN



 1.54 acre(s)

- A Detached Farmhouse Set in a Quiet Location
 - Set in its Own Grounds of 0.38 Acre
- Further Paddock of 1.16 Acres Available By Separate Negotiation Guide £40,000
 - Detached Barn/Garage
 - Ample Parking For Several Vehicles
 - Quiet Village Location
 - No onward chain

Offers In Excess Of **£595,000**

Freehold

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THE PROPERTY

Nestled in the charming hamlet of Wick, near Langport, this characterful detached farmhouse set in 0.38 acres offers a perfect blend of comfort and space, making it an ideal family home.

With four generously sized bedrooms, there is ample room for everyone to enjoy their own private sanctuary.

The heart of the home features two inviting reception rooms, providing versatile spaces for relaxation, entertaining guests, or enjoying family gatherings.

These rooms are filled with natural light, creating a warm and welcoming atmosphere throughout the property, together with fireplaces. There is also a good sized kitchen/breakfast room, a separate utility room and a useful storeroom.

On the first floor, there are four bedrooms, two bathrooms, plus an additional attic room/bedroom in the loft space.

One of the standout features of this home is the quiet/semi rural location together with extensive parking, outbuildings/garage and the option to purchase a further 1.16 acres for £40,000 Guide Price.

Set in a peaceful location, this house is not only a comfortable retreat but also offers easy access to local amenities and the beautiful countryside that Langport is known for.

This property is a wonderful opportunity for those seeking a spacious family home in a tranquil setting.



SITUATION

Lake House is ideally situated on a slightly elevated site of 0.38 acres in this quiet hamlet with partial views from the rear garden across local fields and countryside.

There is an additional 1.16 acres of land which is available by separate negotiation at a guide of £40,000.

The property is readily accessible, being just 1.5 miles from the busy market town of Langport, which offers good day-to-day amenities, including a Tesco supermarket, shops, doctors' and dentists' surgeries, library, inns, garages, churches and a primary school. Huish Academy and Sixth Form with adjoining sports centre providing good sporting facilities for all age groups, is close by at Huish Episcopi.

The larger regional centres of Taunton, Yeovil, Bridgwater and Street are all within reasonable driving distance, each offering extensive amenities together with excellent educational facilities.

There are mainline rail links at Taunton, Yeovil and Castle Cary. The M5 motorway can be accessed at Junction 25, Taunton and Junction 24, Bridgwater.





OUTSIDE

The farmhouse is accessed via a shared entrance drive, which in turn leads to its own private parking area for several vehicles.

There is also a DETACHED OUTBUILDING/GARAGE. Directly adjoining one side of the farmhouse is a patio/terrace area with planted flower/shrub beds and a border.

To the front of the property is a small area of lawn, together with an additional 5-bar wooden gate leading to the rear garden.

The rear garden is of a very good size, mainly laid to lawn with mature trees and shrubs. There is an ATTACHED STONE OUTBUILDING to the farmhouse providing storage.

ADDITIONAL LAND AVAILABLE £40,000

To the rear of the property is an additional 1.16 acres that the owners are willing to sell. Access to this could be made at the bottom of the garden by building a small bridge/ramp over the drain.

DIRECTIONS

What 3 words: [///wordplay.obey.casually](http://wordplay.obey.casually)

SERVICES

Mains water and electricity. LPG gas central heating via radiators. Septic tank drainage.

Broadband - Ultrafast broadband is available and in use.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.



MATERIAL INFORMATION

Flood Risk: Very Low

Council Tax Band: F

The owners have received planning permission to build a new farmhouse, replacing the agricultural building seen from the driveway in the distance to the east. Further details available on request.

Lake House, Wick, Langport



Approximate Area = 2153 sq ft / 200 sq m
 Limited Use Area(s) = 62 sq ft / 5.7 sq m
 Garage = 394 sq ft / 36.6 sq m
 Outbuilding = 302 sq ft / 28 sq m
 Total = 2911 sq ft / 270.3 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Energy efficiency class (lower energy class is better)	Current
A	
B	
C	
D	
E	
F	
G	25

Energy efficiency class (higher rating class is better)
 England & Wales EPC Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Symonds & Sampson. REF: 1330917



YEO/JS/05.08.2025



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