



Symonds
& Sampson

Riverside Farm

Thorney Langport, Somerset

Riverside Farm

Thorney
Langport
TA10 0DR



- Substantial 5 Bedroom Village Home
 - 0.62 Acre in Total
- Large Gardens Adjoining The River Parrett
- Former Dairy Providing Extensive Outbuildings & Garaging
 - Further Scope to Develop to Ancillary/office/Holiday Accommodation subject to PP
 - Quiet Village Location
 - Local Amenities To Hand
 - 3,701 sqft / 343.6 m2 in Total

Guide Price **£875,000**

Freehold

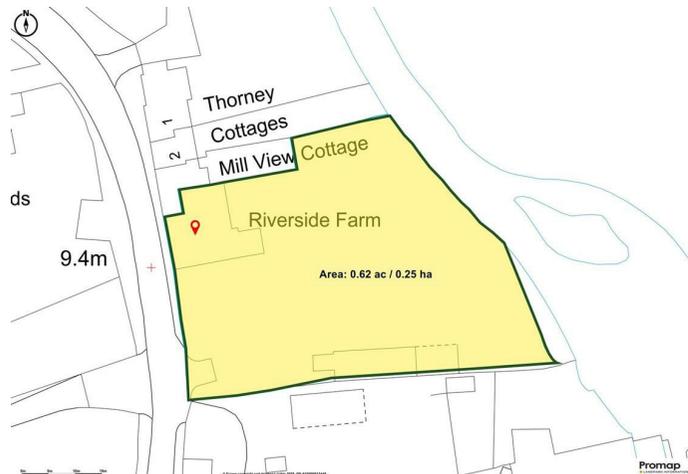
Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



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



Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

75

30

England & Wales

EU Directive 2002/91/EC

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



This floor plan was constructed using measurements provided to © nchemcom 2025 by a third party. Produced for Symonds & Sampson. REF: 1342333



YEO/SH/21.08.2025



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

An aerial photograph of a large, multi-story stone house with a complex roofline, including a prominent chimney and a skylight. The house is surrounded by lush greenery, including a large tree with bright yellow blossoms in the foreground. A paved driveway leads to the house, and a dark-colored car is parked on the grass to the right. In the background, a winding road curves through a residential area with other houses and trees. The landscape is rural, with green fields and a clear blue sky. A dark green banner with the text 'Symonds & Sampson' is overlaid in the top right corner.

Symonds
& Sampson