



holland&odam

Hurst Farm, Cooke's Lane | Henley | Langport | TA10 9BA



£795,000

Offers Invited

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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Energy
Rating

E

Council Tax Band G



Services

Mains electricity and water are connected. Oil central heating. Private drainage.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Somerton take the B3163 towards Langport passing the Halfway House. At Picts Hill take the turning to the right signposted High Ham. Upon reaching the village green turn right and when you reach the school take the road to the left marked Stout Road & Millenium Wood, follow down the hill turning left and signposted Millenium Wood into Cookes' Lane. Follow this road for c.0.5 miles and Hurst Farm will be found on the left hand side with a for sale board displayed.

Description

For sale for the first time in 50 years this much loved family home is set in c.1.4 acres of mature garden and paddock and enjoys far reaching views. With lots of period features, generous accommodation and a quiet, village location this is a property that we would recommend viewing.

The main entrance to the property is at the rear where a wooden framed porch shelters a stable door leading into a rear lobby with tiled floor which opens into a reception hall with flagstone floor and stairs to the first floor. Off this hall is a large sitting room with french doors onto a south-facing patio and enjoying a triple aspect with a feature stone fireplace with multi-fuel stove inset. Across the hall is a snug with a lovely inglenook fireplace with bread oven and the original stone staircase (now blocked).

Also off the hall is a ground floor shower room and the heart of the home the large dining kitchen with a 2 oven oil fired Aga at its centre. Fitted with an extensive range of wall and base units there is plumbing for a dishwasher. From the kitchen sink there is as view across the garden and paddock beyond. From the kitchen there is a study area, utility room and a dining room with far reaching views.

On the first floor there is a master bedroom with fitted wardrobes enjoying a double aspect with lovely views and an adjacent bathroom with clawfoot bath and separate shower cubicle. There are three further bedrooms and a family bathroom.

Location

Henley is a small village c.4 and 5 miles respectively from the towns of Langport and Somerton with 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.





A stone wall bounds the front of the property with lawned garden and a row of standard roses line the front path. To the south side the lawned garden continues with a patio and feature flower bed. To the west is the remainder of the garden with a variety of trees and shrubs and a walled courtyard providing a barbecue and dining area. Beyond is the paddock with a prolific walnut tree. The total plot extends to c.1.4 acres.

A gravel driveway lies to the rear of the property with extensive parking and also giving access to an open fronted double garage with secure workshop/store with power and light.

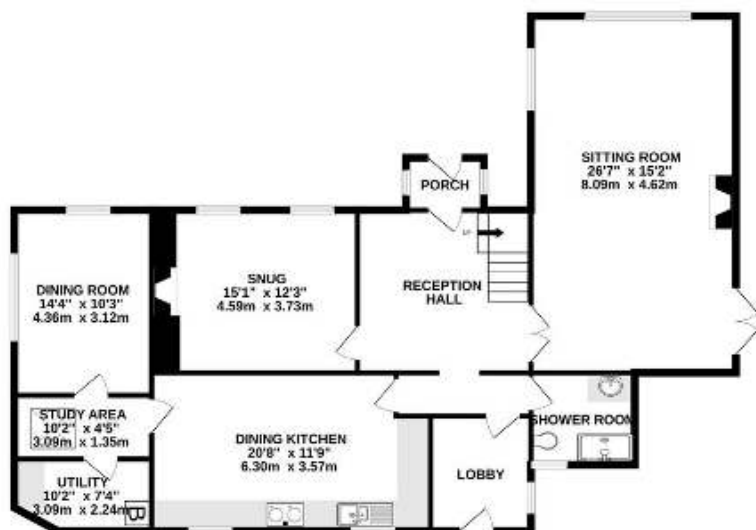


- Reception hall with flagstone floor
- Large triple aspect sitting room with feature fireplace with woodburner inset
- Snug with inglenook fireplace and beamed ceiling
- Dining room with views over the Somerset Levels to the Mendip Hills
- Large dining kitchen with extensive storage and oil fired Aga
- Ground floor shower room
- Four bedrooms (all with views) and two bathrooms
- Double open fronted garage with secure store/workshop with parking for a large number of cars
- Level garden and paddock extending to c.1.4 acres with dining courtyard

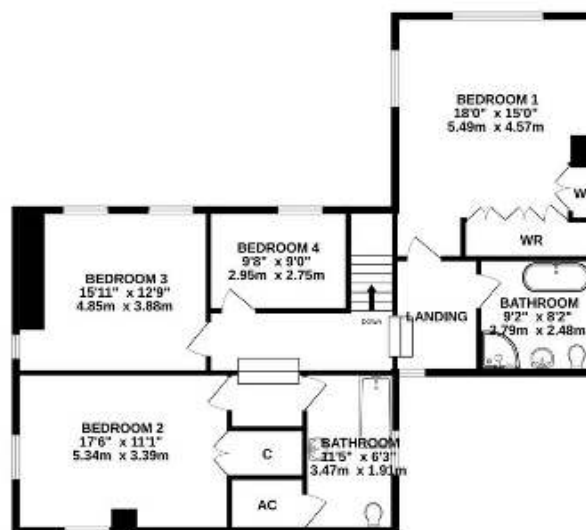
N.B. Under Section 21 of the 1979 Estate Agents Act we wish to declare a personal interest in this property as the vendor is a relative of an employee of Holland & Odam Estate Agents.



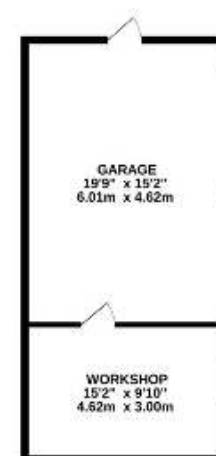
GROUND FLOOR
1254 sq.ft. (117.0 sq.m.) approx.



1ST FLOOR
1090 sq.ft. (101.2 sq.m.) approx.



OUTBUILDINGS
479 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 2870 sq.ft. (266.6 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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