



Symonds
& Sampson

Orchard Farm

Martock Road, Long Load, Langport, Somerset

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Martock Road
Long Load
Langport
Somerset
TA10 9LD

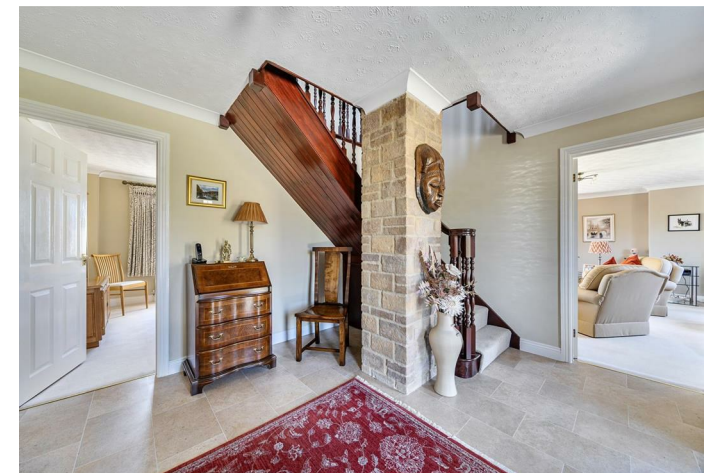


- Exceptional detached house
- Far reaching views over the Somerset countryside
 - Set in 0.43 acre
- Double garage & ample parking
- High quality fixtures & fittings
 - Quiet village location
- Close to several towns & villages
- Mullion double glazed windows
- Gas central heating via radiators

Guide Price **£850,000**

Freehold

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THE DWELLING

Nestled on an elevated position enjoying commanding views, this very impressive, immaculate home offers a perfect blend of space and comfort. Built in 1988, the property spans some 2,655 square feet, providing ample room for family, relaxation, retirement and entertainment.

The residence boasts three well-appointed reception rooms, ideal for hosting gatherings or enjoying quiet evenings with family. There is an elegant and spacious reception hall mirrored by the same first-floor landing, together with the four very spacious bedrooms, ensuring that everyone has their own private retreat. The three modern bathrooms add convenience and luxury to daily living. The property benefits from mullion style windows with quality aluminium double glazed units.

Set in a tranquil location, this home is perfect for those seeking a peaceful lifestyle while still being within easy reach of local amenities. The surrounding area is known for its picturesque countryside, making it an excellent choice for nature lovers and those who appreciate the beauty of rural living.

This property is not just a house; it is a place where memories can be made and cherished for years to come. With its generous living space and thoughtful design, it presents a wonderful opportunity for families or individuals looking to settle in a welcoming community. Do not miss the chance to make this delightful home your own.



ACCOMMODATION

The accommodation comprises a spacious reception hall with Karndean flooring, , large sitting room with fitted Villager woodburner and dual aspect with views (Bi-folding doors to the garden), separate dining room, a fabulous kitchen/breakfast/family room fitted to a very high specification including an induction hob (Neff), extractor hood, full height larder fridge, (Neff), dual ovens, one having an integral microwave and the other with an integral grill, granite island, wine rack, recycling drawers, integral freezer and dishwasher. The kitchen leads through to a beautiful garden room (heated) with pelmet inside lighting and a slate tiled roof, good sized utility room, downstairs shower room with fitted Merlin shower and 10mm glass, fully tiled, very spacious first floor landing, four double bedrooms, en suite to bedroom one and a large family bathroom.

OUTSIDE

To the front of the property is an extensive stone/gravel driveway providing ample parking/turning for several vehicles, mature lawns on either side, together with trees, bushes and a retaining wall. To the side is a pair of wooden gates providing vehicle access and parking for a motor home/caravan, etc., in turn leading to the rear garden.

The rear garden is a sheer delight with an extensive paved terrace enjoying those far-reaching views, beautifully kept lawned gardens with extensive flower beds and borders, mature shrubs/bushes and trees.





SITUATION

This beautiful home extends to 0.43 acres with fabulous views nestling in Long Load, a popular South Somerset village, which lies approximately 4 miles to the South East of Langport and mostly consists of individual properties. Facilities include the village hall and the well patronised Long Sutton Golf Club (less than 1 mile distant). There are numerous walks to be had along the river and across the moors. The Devonshire Arms is nearby in Long Sutton, along with a church and a primary school.

The small historic town of Langport lies around 4 miles to the east and benefits from independent stores, well acclaimed schools including Huish Episcopi Academy, a café, and a Tesco Supermarket as well as the convenience of a doctors, dentist and veterinary surgery.

Somerton is a lovely town, 3 miles distant, with a wide 17th Century Market Square with a Buttercross as a focal point in the centre. The Market Square itself is surrounded by the old town hall, elegant houses and inns which create an attractive townscape drawing visitors from all over the world. Somerton's Market Place

has a Grade II Listed Market Cross in the centre, described by Niklaus Pevsner, as "one of the most happily grouped urban pictures in Somerset". The parish church dedicated to St. Michael is quite plain externally but contains one of the finest wooden roofs in the county carved by the monks at Muchelney Abbey. The town is also well provided with many shops, doctors, dentists, co-op store, boutique shops and an indoor precinct.

Martock is a pretty, thriving village with many attractive, honey coloured Hamstone houses and cottages centred around the magnificent parish church. The village has an excellent range of



facilities, including a doctor's surgery, post office, hotel and pub, dentist, supermarket, newsagent, bakers and library amongst other things.

Yeovil, being the regional centre, offers a wide range of excellent shopping, business and cultural facilities. There are four supermarkets, schools from primary through to secondary and the Yeovil College within easy reach. Regular bus services run within the town, also serving nearby villages and neighbouring towns. A mainline railway station will be found at Yeovil Junction, and good road links to the A30, A303 and A37 are all close by. The M5

junction 23 is approximately 20 miles away, and the South Coast is approximately 25 miles.

DIRECTIONS

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SERVICES

Mains water, electric, gas and drainage. Gas-fired central heating via radiators and double-glazed windows. Electrically fitted smoke alarms.



Broadband - Ultrafast broadband is available.
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

Fitted curtains may be available by separate negotiation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A++ (92-100)	A (69-78)		
A+ (81-91)	B (55-68)		
A (72-80)	C (49-54)		
B (69-71)	D (44-48)		
C (64-68)	E (39-43)		
D (59-63)	F (34-38)		
E (54-58)	G (29-33)		
F (49-53)	H (24-28)		
G (44-48)	I (19-23)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2353 sq ft / 218.6 sq m

Garage = 302 sq ft / 28 sq m

Total = 2655 sq ft / 246.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1437372



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