

Symonds
& Sampson



Keppel Gate

Churchway, Curry Rivel, Langport, Somerset

Keppel Gate

Churchway

Curry Rivel

Langport

Somerset TA10 0EE

An extended family home in a popular and accessible village with generous gardens and ample parking, as well as a separate studio / home office, making it practical choice for modern family living.



- Spacious detached family home
- Ample parking, garage and good size rear garden
 - Extended to front and rear
- Separate garden studio / home office
- 4/5 bedrooms including master with en suite
- Popular village with excellent road links

Guide Price **£435,000**

Freehold

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THE PROPERTY

Having been a much-loved family home, thoughtfully adapted as the current owner's family grew, this deceptively spacious property is now ready for its next chapter. Extended to both the front and rear, it offers well-balanced accommodation with the flexibility to create a ground floor bedroom if desired.

The separate garden studio provides a valuable additional space — ideal for home working or hobbies — while the generous garden and ample parking make this a practical, long-term family home. Well suited to growing families, it offers the space and versatility to support children from their early years through to their teenage years and beyond.

ACCOMMODATION

A welcoming and spacious reception hall features wood-effect flooring and offers ample space for freestanding storage or a comfortable chair. The original entrance hall now serves as an inner hall with a practical understairs cupboard.

The living room is beautifully proportioned, with a brick fireplace and wood-burning stove. Sliding doors lead into the UPVC conservatory at the rear, while double doors at the front open into a separate reception room — ideal as a formal dining room, home office, or even a ground floor bedroom if needed. A separate door connects this room to the reception hall, providing additional access without passing through the sitting room.

The kitchen/breakfast room is generously sized, with space for a central table. Fitted units provide room for an electric range cooker with a stainless steel hood above, alongside spaces for an American-style fridge freezer, dishwasher, and washing machine. A side lobby leads to a convenient downstairs cloakroom, while opposite a separate boiler cupboard offers additional storage.

Upstairs, modern oak doors open onto four well-proportioned bedrooms. The master bedroom, overlooking the rear garden, benefits from an en suite shower room. A separate family bathroom is fitted with a contemporary white suite, including a bath, WC, and bespoke vanity basin unit, and also houses an airing cupboard containing the hot water cylinder and additional storage.





OUTSIDE

At the front of the property, a tarmac driveway provides off-road parking and leads onto a gravelled frontage offering additional parking or storage space. Mature hedging creates a screen from the road, ensuring privacy.

The driveway originally extended along the side of the house to the rear garage; however, this access is currently enclosed with fencing and a pedestrian gate, forming a practical and secure side area ideal for storage, including a timber log store. The former garage beyond retains an up-and-over door to the front.

The rear garden is generously sized for a modern home and



features a combination of crazy paving pathways, lawn, and an elevated section with a dedicated growing area and well-maintained mature apple trees. Fully enclosed, the garden benefits from a mature hedgerow at the rear, with a solid wall beyond, providing a good degree of privacy and safety for younger children.

Positioned behind the garage and accessed via a side door from the garden is an excellent studio or home office, complete with power supply and a window overlooking the garden. Ideal for those working from home, pursuing hobbies, or requiring additional storage, this versatile space helps maximise the accommodation within the main house.

SITUATION

Curry Rivel has a good range of village facilities including convenience store, the popular Firehouse country pub / restaurant, café, garage, primary school and parish church which stands next to a picturesque village green. The village has a population of c.2500, and excellent road links and public transport links to Taunton. It's a popular and well served village with a great range of clubs and societies and a diverse demographic helping it to thrive. The property is situated towards the west end of the village.

The small historic town of Langport lies just over two miles to the east and benefits from independent stores, café's, and a Tesco Supermarket as well as the convenience of doctors, dentist,



pharmacy and veterinary surgery. For those who like to enjoy the great outdoors, there are beautiful walks alongside the River Parrett, which is also popular with those who enjoy paddle-boarding. Curry Rivel itself has its own website for further information regarding the area www.curryrivel.org.uk

DIRECTIONS

What3words/////gaps.pictured.overpower

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating.

Ultrafast broadband is available. There is mobile coverage at the property. Please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band D

Energy Efficiency Rating		
Energy Efficiency	Current	Target
A		
B		
C		
D		
E		
F		
G		
England & Wales		



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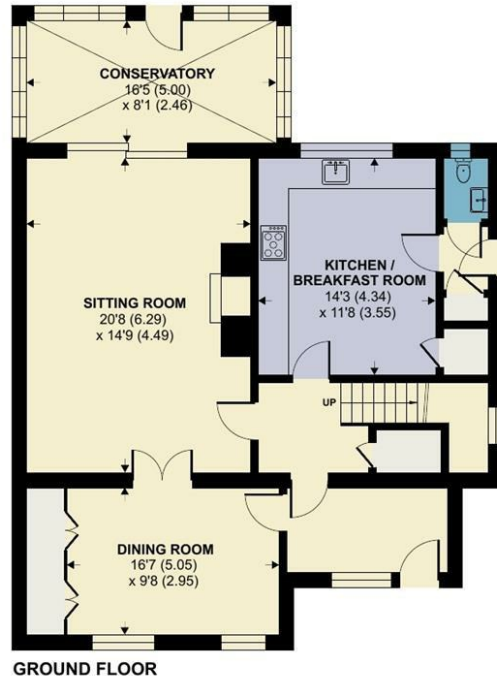
Approximate Area = 1650 sq ft / 153.2 sq m

Garage = 152 sq ft / 14.1 sq m

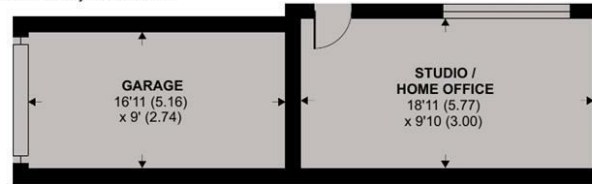
Outbuilding = 190 sq ft / 17.6 sq m

Total = 1992 sq ft / 184.9 sq m

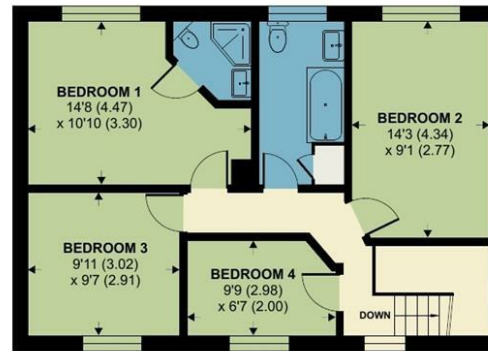
For identification only - Not to scale



GROUND FLOOR



GARAGE / OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1417863



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