





£550,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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2

Energy
Rating

D

Council Tax Band D

Services

Mains electricity, gas and water are connected. Private drainage system. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

2 Rowley Cottages | Langport | Somerset | TA10 9NP

Directions

From our office in Somerton Market Place, proceed along West Street, continuing onto Langport Road (B3151) and follow the road out of Somerton towards Langport.

Continue for approximately 3 miles and just before reaching The Halfway House, turn left onto Hermitage Road.

Shortly on your right hand side you will see our board, turn right here and it's the second gateway on your right.

Description

A charming detached Blue Lias stone cottage occupying a generous one-third of an acre plot in a peaceful hamlet setting, enjoying beautifully established south-facing gardens, countryside views, ample parking and exciting potential to extend with approved planning permission.

Nestled within the small hamlet of Upton, between the popular Somerset towns of Somerton and Langport, this attractive detached natural stone cottage enjoys a delightful rural setting while remaining conveniently positioned for a wide range of everyday amenities. Constructed from traditional Blue Lias stone, the property combines character and warmth with well-balanced accommodation, high quality finishes such as bespoke kitchen and oak doors throughout, generous outside space and scope for further enhancement.

The property is entered via a welcoming entrance hall, which benefits from excellent built-in storage, together with a ground floor WC and a useful utility cupboard. To the rear of the home, the spacious kitchen/dining room enjoys lovely views across the gardens and the surrounding countryside beyond, creating an ideal space for both family life and entertaining. Rich in period charm, the room is centred around an impressive Blue Lias stone inglenook with an exposed oak bressummer beam, incorporating a wood-burning range and creating a wonderful focal point.

An oak stable door opens into the inviting living room, where a substantial fireplace with an inset wood-burning stove provides a cosy centrepiece. Enjoying a dual aspect, including patio doors opening onto the rear seating area, the room is bathed in natural light while taking full advantage of the attractive views across the surrounding countryside.

An attractive oak staircase rises to the first floor landing, where further built-in storage cupboards provide practical space. There are three generous double bedrooms, all enjoying pleasant outlooks over the gardens or surrounding countryside, together with a well-appointed family bathroom.

Completing the appeal of this wonderful home is its enviable village setting, with the highly regarded Halfway House country pub just a six-minute walk away, offering an excellent local venue for dining and socialising.

Location

Upton is a peaceful rural hamlet set amidst the Somerset countryside, ideally positioned between the market towns of Somerton and Langport. Surrounded by open farmland, it offers a tranquil setting whilst remaining within easy reach of a wide range of amenities.

The nearby village of Long Sutton offers a thriving community with a highly regarded primary school, parish church, village hall, public house, farm shop and cider farm, while neighbouring Pitney is home to the popular Pitney Farm Shop, café, restaurant and public house.

Somerton and Langport provide an excellent selection of independent shops, supermarkets, cafés, restaurants, healthcare facilities and everyday services. The area also benefits from excellent transport links, with the A303 providing convenient access to the South West and London, while mainline rail services from Castle Cary and Yeovil offer direct routes to London Paddington and London Waterloo.





The property enjoys exceptional outside space, with the principal garden positioned to the front, benefiting from a sunny south-facing aspect. Beautifully established and thoughtfully arranged, the gardens comprise a substantial gravelled seating area leading onto an expansive level lawn bordered by mature hedging and trees, creating a wonderful degree of privacy.

For those with an interest in gardening or self-sufficiency, there is a productive vegetable plot, greenhouse, timber storage sheds, a wood store and a chicken run. A generous parking area provides ample off road parking and is securely enclosed behind traditional double five-bar gates.

The property also benefits from a useful external store room to the eastern side, while the western side offers excellent potential for extension, with planning permission approved to demolish of existing lean-to and erection of two storey side extension. To the rear, a further gravelled seating area provides a peaceful spot to relax whilst enjoying uninterrupted views across the adjoining open countryside.



- Extensively renovated detached Blue Lias stone cottage
- Peaceful hamlet location between Somerton & Langport
- Three double bedrooms
- Character living room with wood burning stove
- Spacious kitchen/dining room with countryside views
- Large south facing gardens with vegetable plot & greenhouse
- Ample gated off road parking
- Potential to extend (Approved Planning Ref: 25/02265/HOU)

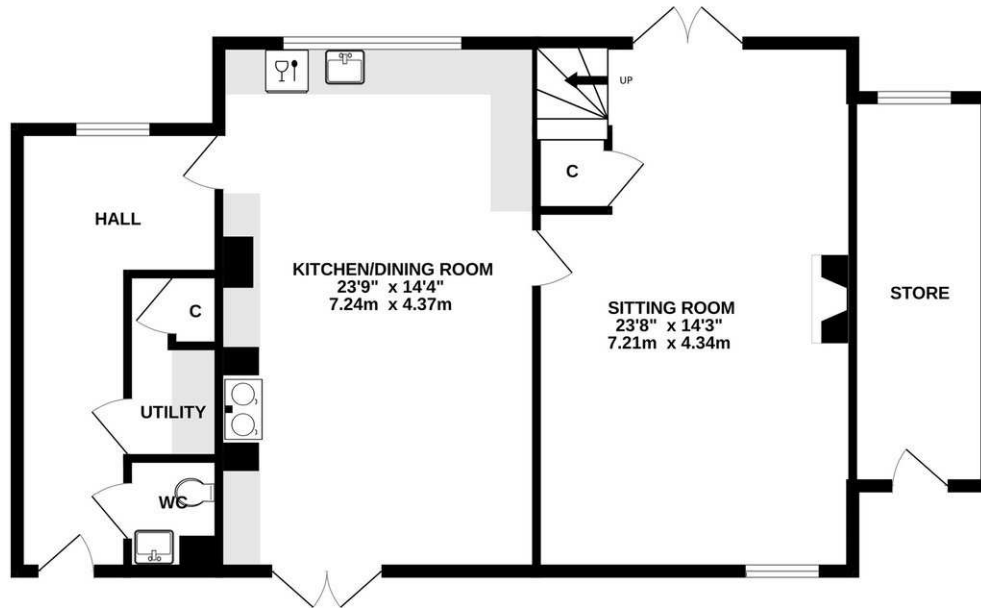


Agents Note:

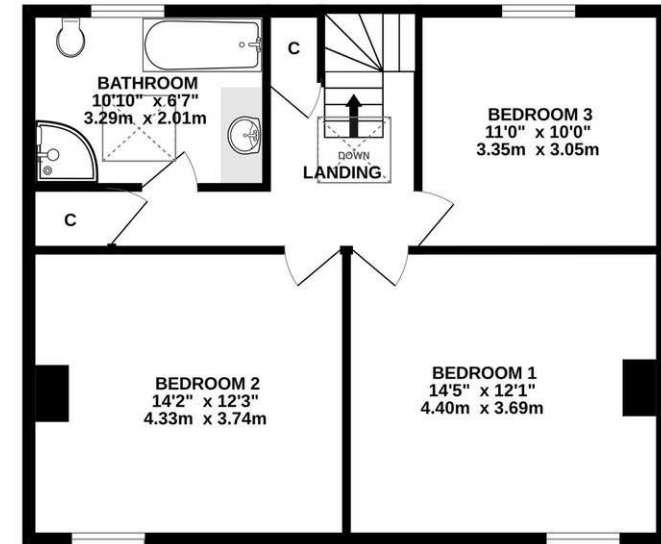
The property benefits from a shared right of access with two neighbouring properties. The current owners, together with the adjoining owners, are in the process of formalising a new and improved shared access route, which has already been constructed to the southern boundary of the properties. Once the legal documentation has been completed and registered with HM Land Registry, the existing access will be permanently closed and the new access will become the sole shared driveway. All associated legal and physical works required to complete this arrangement will be undertaken at the current owners' expense prior to completion, leaving nothing for an incoming purchaser to arrange or fund.



GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1620 sq.ft. (150.5 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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