



## Blueberry On The Cushion

Sandpitts Hill, Langport, Somerset, TA10 0NG

James  
Gray

ESTATE AGENTS

A stunning and energy efficient individual architect designed family home of quality and style offering spacious, light and airy accommodation, adjacent to open farmland and with south-west facing rear garden.



### Key features

- Galleried reception hall
- Beamed sitting room with woodburning stove and bi-fold doors to rear garden
- Study
- Stunning kitchen/dining/family room with bi-fold doors to garden
- Utility room and shower room
- Principal bedroom suite with walk-in dressing room and en suite shower room
- 2 further double bedrooms and family bath/shower room
- High levels of insulation with Air-source under floor heating. Rainwater harvesting.
- South-west facing rear garden with far-reaching rural views
- Large driveway with extensive parking, double and single garage

### Services

Mains water, electricity and drainage.

### EPC rating

Band B (88)

### Council tax

Band F





### The property

Built for the current owner in 2020 this stunning individual architect designed house has been built to be as environmentally friendly as possible. It has been designed to take full advantage of the location with all the main rooms enjoying a wonderful south-westerly aspect and glorious views over the garden and to the adjacent farmland. The property is presented in superb order throughout with quality fixtures and fittings and much use has been made of exposed wood to create a feeling of a much older property. These features combine well with modern comforts, including air-source under floor heating to both the ground and first floor, double glazing and contemporary fixtures and fittings. The gardens provide a stunning setting for the property and afford it a high level of privacy. A large driveway provides ample parking and gives access to a double and a single garage with adjacent wood store.

### The accommodation

The feeling of space is immediately evident on entering the large galleried reception hall, with built in cupboards and an impressive oak staircase. The sitting room enjoys a wonderful triple aspect with bi-fold doors opening to the rear terrace and garden. Numerous exposed beams and fireplace with inset woodburning stove. The kitchen/dining/family room is very much the heart of the house and has two sets of bi-fold doors opening to the rear garden flooding this room with lots of natural light. The kitchen is comprehensively fitted with built-in appliances and includes a walk-in larder. The dining and sitting areas enjoy wonderful outlooks over the garden. A large utility room has a door to the driveway and a shower room. Also on the ground floor is a study which could be utilised as a ground floor bedroom if required.



### First floor

An oak staircase gives access to an impressive galleried landing with built in linen and airing cupboards. The principal bedroom has floor to ceiling windows providing wonderful views over the



garden and to the adjacent farmland. Exposed beams. A large walk-in wardrobe has extensive storage with built-in shelving, drawers and hanging rails. The en suite bathroom has twin basins, wc, bath and separate shower enclosure. There are 2 further large double bedrooms and a further bathroom with separate shower enclosure.

#### **Outside**

The rear garden enjoys a wonderful south-westerly aspect and has been attractively laid out. It includes a large paved terrace, lawn and flower and shrub borders. The garden adjoins open farmland and has wonderful rural views. A large driveway provides extensive parking and gives access to a double garage with adjacent workshop, and a separate open fronted garage with adjacent log store.

#### **Situation**

The property enjoys a delightful tucked away location at the end of a no-through lane and stands adjacent to open farmland. It stands between the villages of Curry Rivel and the town of Langport. Curry Rivel is situated about 2 miles west of Langport and has a range of facilities including One Stop convenience store, garage, petrol station, church, primary school and excellent restaurant/public house. Langport amenities fulfil most day to day needs, with a variety of shops which include a Tesco Store, medical centre, various churches and schools for all ages including the well-known Huish Academy. Langport lies only about eight miles north of the A303 which connects to the national motorway network. Curry Rivel is well placed for the larger towns of Taunton 9 miles with its main-line railway station (London/Paddington).

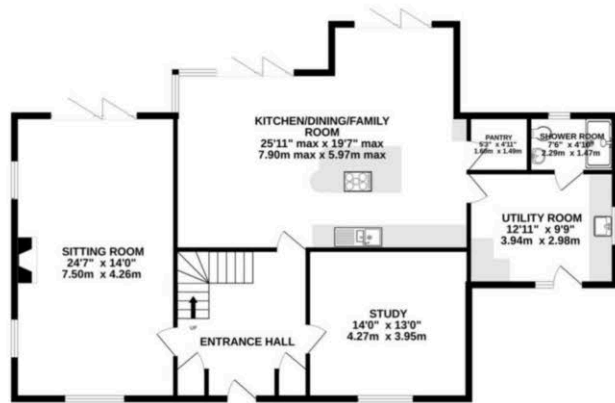
#### **Directions**

Proceed through the village of Curry Rivel towards Langport. Shortly after passing the right hand turning to Drayton, a cluster of houses will be seen on the left hand side. Turn left here into an unmarked lane and the property will be found at the end of this no-through lane.

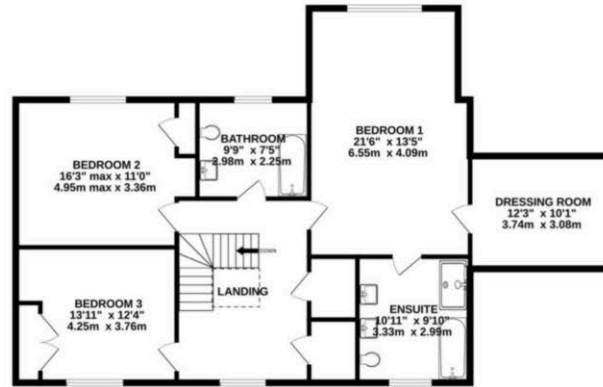




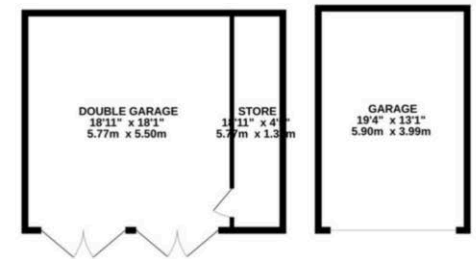
GROUND FLOOR  
1293 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR  
1202 sq.ft. (111.7 sq.m.) approx.



OUTBUILDINGS  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 3171 sq.ft. (294.6 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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