

Symonds & Sampson

The Moorings

Church Lane, Long Load, Langport, Somerset

The Moorings

Church Lane
Long Load
Langport
Somerset
TA10 9JZ

6 2 3

- Very attractive detached 1900 house with fabulous views set on a quiet country lane
- Large gardens, 0.5 acre in total adjoining open fields
- Double garage, parking for several vehicles
- Very quiet location
- Flexible accommodation
- Good walking locally

Offers In Excess Of **£650,000**

Freehold

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THE PROPERTY

This delightful home offers flexible accommodation with 4 to 6 bedrooms, 2 of which are on the second floor, enjoying lovely light and could suit an artist/painter (bedroom 5) and a work-from-home opportunity, as bedroom 6 is fitted with an extensive desk/work unit.

On the ground floor, there is a central reception hall, a charming large sitting room with an open fire, a generous kitchen/dining/family room, a utility area, a rear garden room/lobby and access to a large boot room which could be used as a separate study/playroom. The first floor offers 4 bedrooms, two of which are double aspect, a large en suite bathroom with a separate shower and a family bathroom.

Inside, the home boasts a wealth of period features that reflect its rich history, while also offering the potential for personalisation to suit contemporary tastes. The spacious layout allows for versatile living arrangements, making it an excellent choice for those who value both comfort and style.

OUTSIDE

This lovely house sits centrally in its own plot of 0.5 acre, with access via a gravelled driveway providing parking and turning area for several vehicles. This, in turn, leads to a double garage.

The formal gardens are located to the rear and eastern side of the house and are planted with a variety of shrubs, flowers, bushes and mature trees with pathways intermingling these areas, providing shade and sunlight. Predominantly, the gardens are south-facing.

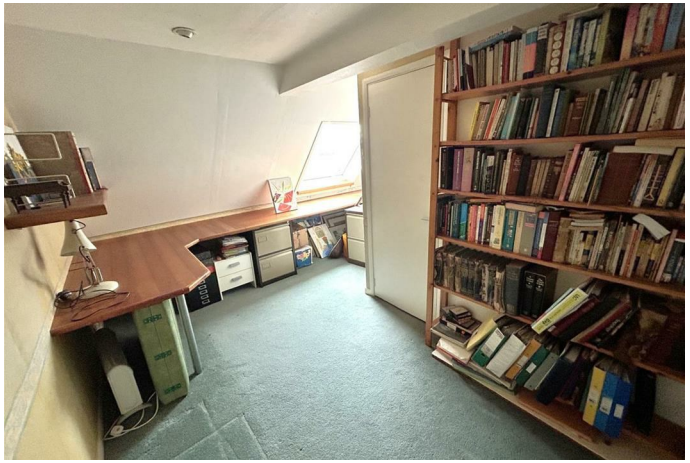
To the west, the gardens are laid to grass with a small orchard area with fruit trees, a vegetable garden and utility area, all enjoying a very high degree of privacy and seclusion.













SITUATION

Located on Church Lane, this property benefits from easy access to local amenities and transport links, and offers fabulous views. Long Load is a popular South Somerset village, which mostly consists of individual properties, several cafes and two artisan bakeries. 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 north west and benefits from independent stores, well-acclaimed schools including Huish Episcopi Academy, several cafés, and a Tesco Supermarket as well as the convenience of a doctor, dentist and veterinary surgery.

DIRECTIONS

What3words:
///adjusting.ponies.bashful

SERVICES

Mains water, electricity, drainage and gas.
Gas central heating via radiators.

MATERIAL INFORMATION

Council Tax Band: F
Somerset Council 01935 462462



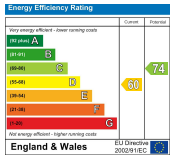






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Approximate Area = 2453 sq ft / 227.8 sq m
Garage = 338 sq ft / 31.4 sq m
Total = 2791 sq ft / 259.2 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1493821

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