



£270,000

At a glance...



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**holland
& odam**

Hillview
Picts Hill
Huish Episcopi
Langport
Somerset
TA10 9AA

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

What3Words - simulator.handover.overheat

Satnav - Hillview, TA10 9AA

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold

Agents Note

Hillview has right of way through the neighbouring property for bins, gas and oil deliveries via a gate in the back garden.



Location

Langport is 4 miles west of Somerton. An ideal place to explore on foot, bike or water along the stunning River Parrett and a popular spot for paddle boarding, kayaking and swimming, with a number of pontoons added to assist users over the spring/summer period. For a small town, there is a comprehensive range of amenities including a number of independent shops, bakeries and cafes, takeaway restaurants, butchers, supermarket and pubs. There are also schools for all ages, a vets, dentist and doctors surgeries, garages and petrol station. Well positioned for A303 and M5 and the nearest train stations are in Taunton & Yeovil with direct links to Paddington & Waterloo.

Insight

Hillview is a character cottage boasting off road parking and a long cottage garden and benefiting from no onward chain.

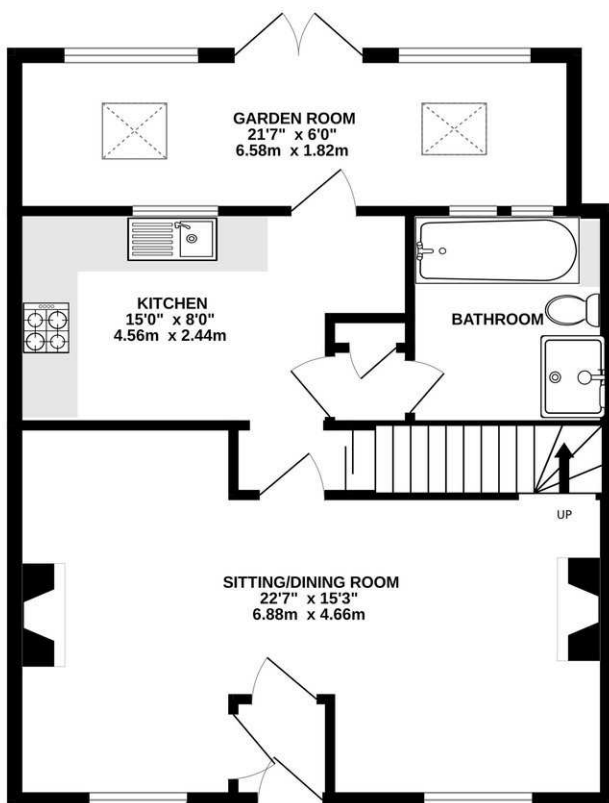
Stepping inside, an entrance porch leads into a open plan sitting and dining room, creating sociable living space. To the rear, the kitchen/breakfast room provides ample space for everyday dining, while the ground floor is further complemented by a family bathroom featuring both a bath and separate shower cubicle. A conservatory/utility room overlooks the garden and provides a practical, versatile additional reception space. The first floor offers four bedrooms, comprising two generous double bedrooms, both with built-in wardrobes, together with two single bedrooms. These are served by a convenient first-floor WC.

A particular highlight of the property is the enchanting rear garden. Lovingly established in a traditional cottage style, it unfolds through a variety of distinct areas, including a shingled seating area, lawns, a workshop/ storage sheds, greenhouse and chicken coop before opening into a delightful orchard with further storage at the far end. It is a wonderful space for keen gardeners, families or those simply looking to enjoy a peaceful outdoor setting. To the front of the property is the added benefit of an off-road parking space immediately outside the cottage.

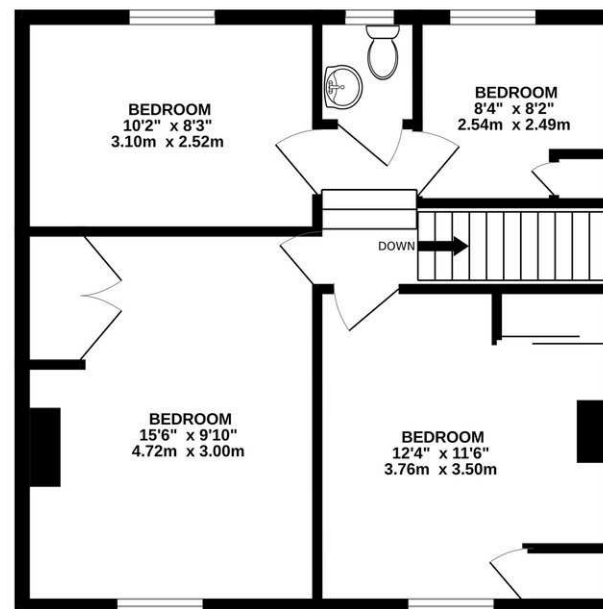
- Charming character cottage situated on the outskirts of Langport
- Spacious open-plan sitting and dining room
- Kitchen/breakfast room, conservatory/utility and ground floor bathroom
- Four-bedroom accommodation including two doubles with built-in wardrobes
- First-floor WC serving all four bedrooms
- Beautiful long cottage style garden with orchard, greenhouse and chicken coop
- Workshop, multiple storage areas, off-road parking and no onward chain



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.5 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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