



Lapis House

Stoney Lane, Curry Rivel, Langport, Somerset, TA10 0HY

James
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ESTATE AGENTS

A beautifully presented and substantially extended and improved detached family home, standing in large gardens with useful outbuilding and attractively situated on the outskirts of this popular village



Key features

- Entrance lobby and reception hall
- Large open plan kitchen/dining/garden room with bi-fold doors opening to the rear terrace
- Triple aspect sitting room with woodburning stove and built-in cupboards
- Ground floor shower room and utility cupboard
- Principal bedroom with en suite shower room
- 3 further bedrooms and family bathroom
- Oil-fired central heating and double glazing
- Large and well stocked gardens of about 0.3 of an acre
- Large outbuilding providing garage, workshop and storage
- Attractive location on the outskirts of this popular village

Services

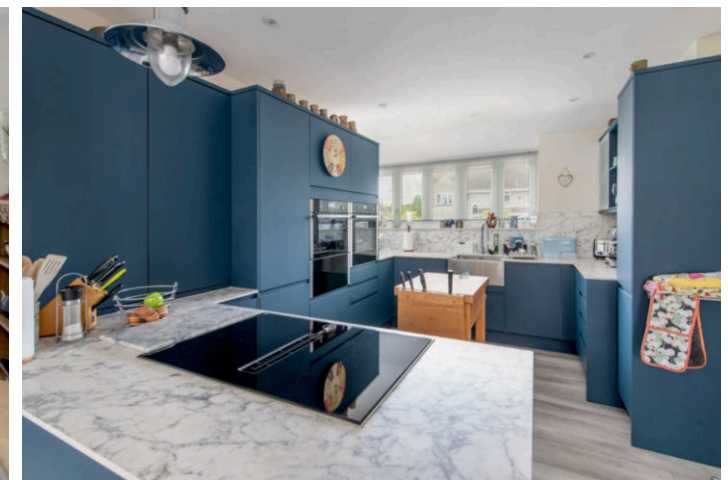
Mains water, electricity and drainage. Oil-fired central heating

EPC rating

Band D (63)

Council tax

Band F





The property

Built in 2001, this handsome detached family home has been substantially enlarged and improved by the current owners and is offered in excellent order. Most notably the owners have added a superb garden room to the rear of the property which affords lovely views over the garden and provides a large open plan living space. On the first floor are 4 bedrooms, one with en suite shower room and dressing room, and a further family bathroom. The property is double-glazed and has oil-fired central heating. The mature and well stocked gardens extend to about 0.3 of an acre and provide a stunning setting for the house and afford it a high level of privacy. There is a large barn providing garaging, storage and workshop, with the potential to create an annexe (STP).

The accommodation

The large open plan kitchen/dining/garden room is very much the heart of the house and provides a spacious and flexible living space. The garden room has bi-fold doors opening to the rear garden and affords lovely views over the garden and leads directly to a large paved terrace, ideal for alfresco dining. The garden room has 2 large lanterns providing excellent natural light and the room features a woodburning stove. The kitchen has been refitted by the current owners and has built-in appliances, and a useful pantry/store and a separate utility cupboard. A side hallway gives access to a ground floor shower room. From the dining area double pocket doors open to the triple aspect sitting room with fireplace with inset stove. Built in cupboards.



First floor

Stairs from the entrance hall lead to the galleried landing with airing cupboard and access to loft space. The principal bedroom enjoys an outlook over the rear garden and has an



ensuite shower room. Adjacent to the principal bedroom is a dressing room with built-in drawers and hanging rails. There are 3 further bedrooms, one currently used as an artist studio. The family bathroom has been fitted in Art Deco style.

Outside

Lapis House stands in a good-sized plot of about 0.3 of an acre. To the front of the house is a gravelled area of garden, enclosed by metal fencing and featuring a beautiful, mature copper beech tree. A generous driveway provides parking and gives access to a gateway opening onto the rear garden with further parking. The rear garden is attractively landscaped and immediately to rear of the house is a large paved terrace, with lawn beyond with flower and shrub borders and featuring a further copper beech tree. There is also a further paved terrace beyond the barn with vine and olive tree. Within the garden is a large former barn, offering a combination of garaging, storage and workshop spaces. This building provides an ideal opportunity to create an annexe, subject to seeking the necessary regulations and planning approval.

Situation

Lapis House is situated in this favoured area on the outskirts of the village of Curry Rivel which has shops, post office within the petrol station, primary school, garages, inn and a lovely parish church. The larger town of Langport is just over 2 miles away with a good range of everyday amenities including a supermarket, doctors' and dentists' surgeries. Huish Episcopi Academy with its adjoining sixth form and sports centre with sporting facilities for all ages is close by at Huish Episcopi. The County town of Taunton with comprehensive shopping, scholastic and recreational amenities together with main line railway lies 11 miles to the west.





Stoney Lane, Curry Rivel, Langport, TA10

Approximate Area = 2081 sq ft / 193.3 sq m

Outbuilding = 141 sq ft / 13 sq m

Garage = 547 sq ft / 50.8 sq m

Total = 2769 sq ft / 257.1 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 James Gray. REF: 1482262

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