



Offers in excess of  
**£325,000**

*At a glance...*



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**holland  
& odam**

Rye Lane House  
Rye Lane  
Othery  
Bridgwater  
Somerset  
TA7 0PT

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)



## Directions

From the Market Place in Somerton head south onto West Street, when you get to the mini roundabout bear left, taking the first exit onto Langport Road. At the roundabout take the third exit onto Somerton Road, and turn right onto Newtown after the Garage. Follow the road through the village of Aller and at the end of Beer Road, bear left onto A372. Continue left onto Load Pool and at the junction turn left onto Fore Street. Take the second left into Rye Lane and the property will be found shortly on the left hand side.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

Othery is a popular village set amidst Somerset countryside and is conveniently located within an easy distance of larger towns, including Somerton, Langport and Street. Othery benefits from a local primary school, a church and a village hall which offers a range of events. For commuters the village is within easy reach of the M5 and A303 and is close to Taunton, Bridgwater, and Castle Cary railway stations.

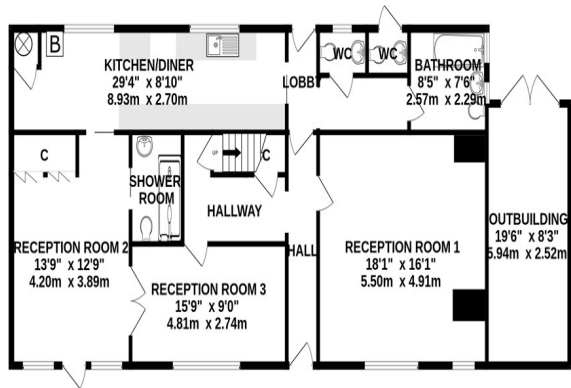
## Insight

Rye Lane House is a pre 18th century, detached former farmhouse situated in the village of Othery. This property presents a unique opportunity for those seeking a project, as it requires substantial renovation to restore its former glory. While Rye Lane House is in need of renovation, it still retains its original charm and character, providing a solid foundation for your vision. The current accommodation comprises a kitchen diner, three further reception rooms boasting original character features including inglenook fireplaces and wooden beams. Over the two floors there are four bedrooms, two bathrooms and WC's. The rear yard presents a blank canvas, ideal for transforming into a beautiful garden with various outbuildings, offering additional space for storage, workshops, garaging or potential conversion into additional living areas.

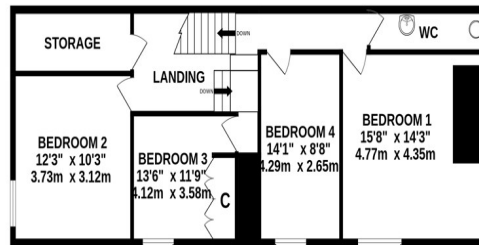
- Offered with no onward chain
- The perfect opportunity to create a personalised and stunning character home, tailored to your unique taste and style
- Situated in a charming and sought after village setting, with a welcoming community
- Spacious property with four reception rooms, offering the flexibility to create functional spaces tailored to your needs
- Four spacious double bedrooms, ground floor bathroom, shower room and a WC on both floors with the addition of an outdoor WC
- Ample parking and space to transform a rear garden along with a traditional cottage frontage
- Detached 50ft+ long outbuilding with water and electric available



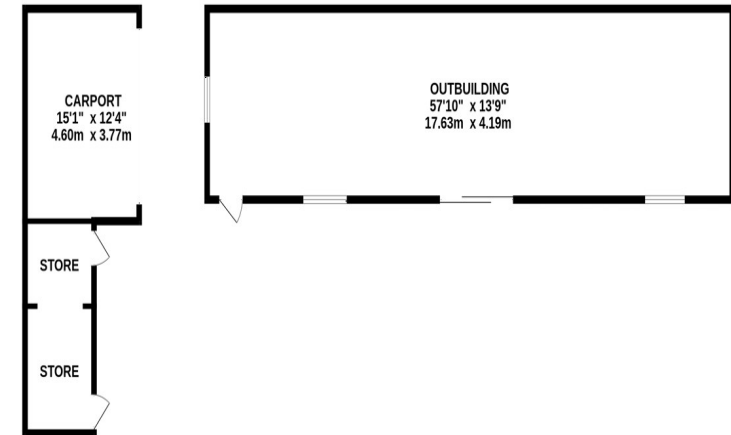
GROUND FLOOR  
1530 sq.ft. (142.1 sq.m.) approx.



1ST FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



OUTBUILDINGS  
1224 sq.ft. (113.7 sq.m.) approx.



TOTAL FLOOR AREA : 3759 sq.ft. (349.2 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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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