



£399,950

At a glance...



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**holland
& odam**

1 Manor Farm Cottages
Muchelney
Langport
Somerset
TA10 0DL

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton Market Place head south on West Street and keep right at the fork. At the mini roundabout take the first exit onto Langport Road B3153 and continue for approximately 3.5 miles. At the roundabout, take the first exit onto Wincanton Road and follow to the sharp left hand bend and turn right onto The Hill. Take the first left into Huish Drove and follow the road into Muchelney. Bear left at the church and take the second left. The property can be found shortly on your right hand side.

Services

Mains electricity and water are connected.
Private drainage (Septic Tank).
Oil fired central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Muchelney is a small historic hamlet situated just south of Langport, well known for its Benedictine Abbey, the Priest's House owned by the National Trust, supported by English Heritage, and 15th Century Church. Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco's supermarket, churches, bank, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well known Huish Episcopi Academy and Sixth Form. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach.

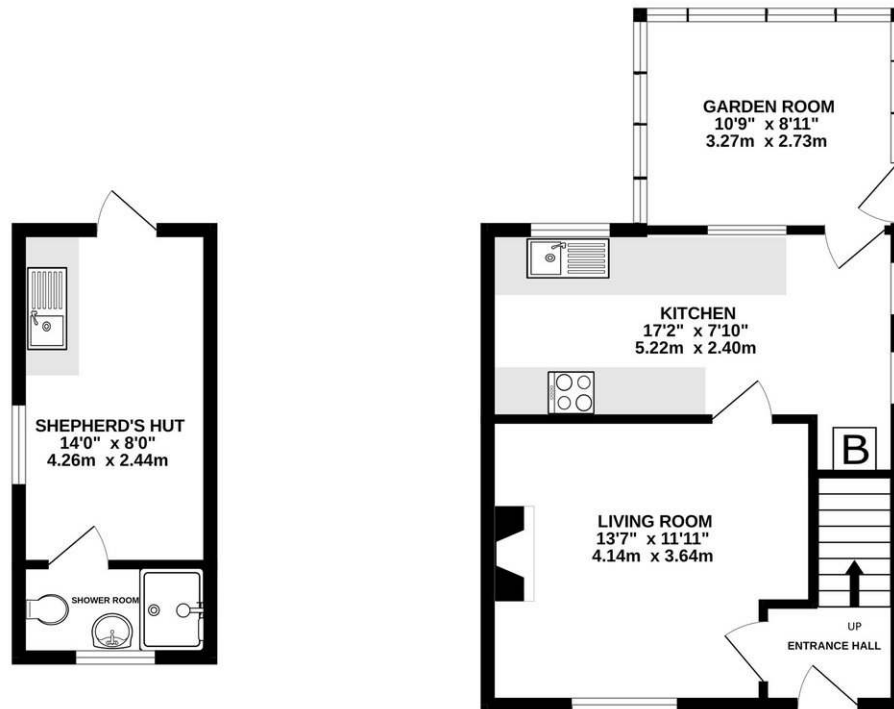
Insight

A charming semi-detached cottage constructed of local White Lias stone, offering a delightful blend of traditional character and modern living with the addition of planning permission for the erection of a garage and single storey extension. Well maintained throughout, this property offers a cosy living room, modern kitchen and garden room bathed in natural light with a view of the garden. The first floor offers two double bedrooms and a spacious bathroom. Externally the property boasts a beautiful south facing rear garden featuring a large patio, ideal for outdoor entertaining or a space to relax and enjoy the surroundings. The garden showcases a variety of outbuildings, including an enchanting shepherds hut, providing additional versatile space for guests accommodation, inspiring home office or holiday let. Furthermore, the property offers the convenience of off road gravel parking to the front with access to the front entrance door or garden via the side gate.

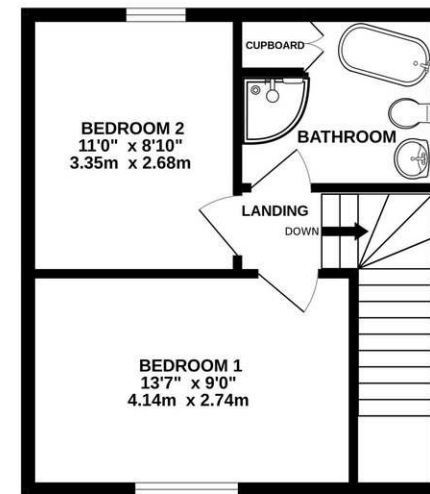
- The living room provides a feature fireplace ideal for reinstating to provide an open fire or installing an inset wood burner to fully maximise the potential of this reception room
- A recently installed modern kitchen, thoughtfully designed with integrated appliances
- The garden room is an ideal space for dining or relaxing, whilst enjoying the views of the garden with plenty of natural light
- Two double bedrooms and a well equipped bathroom featuring a free standing roll top bath and a convenient separate shower unit
- The south facing rear garden is beautifully kept and a huge asset to this quaint village cottage
- With no history of flooding, this property further benefits from central heating, double glazing and driveway parking



GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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