



## Walnut Tree Cottage

Shute Lane, Langport, TA10 9LZ

GeorgeJames PROPERTIES

EST. 2014

# Walnut Tree Cottage

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Guide Price - £675,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Walnut Tree Cottage is a beautiful, modern detached thatched cottage built in 2006. This natural stone built property has been completed to an exceptional standard and is presented in excellent order throughout. The cottage occupies a large plot with wonderful landscaped gardens backing onto open countryside, a driveway, owned by the neighbour, leads to a double barn style carport with secure gated private parking. There is well designed accommodation with sitting room, study, dining room and comfortable kitchen/breakfast room. To the first floor there are four bedrooms and two bathrooms.

## Amenities

Situated along Shute Lane, close to the centre of the village. Long Sutton is an extremely popular South Somerset village, which lies approximately 3 miles South East of Langport and mostly consists of individual properties. Facilities include the village hall, shop, hairdresser, cafe and post office, church and the well patronised Long Sutton Golf Club. The Devonshire Arms is a popular pub/hotel and there are numerous walks to be had in nearby woods, along the river and across the moors. The village has a much respected Primary School that has a Breakfast Club, plus an after School Club for pupils.

## Services

Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band F.

## Entrance Hall

Heavy timber entrance door leads to the entrance hall with oak staircase leading to the first floor, understairs storage cupboard and radiator.

## WC 5' 7" x 2' 7" (1.7m x 0.78m)

With low level WC and wash hand basin.

## Study 7' 3" x 11' 10" (2.20m x 3.6m)

With windows to the front and side, radiator.

## Dining Room 13' 1" x 12' 0" (4.0m x 3.67m)

With French doors leading to the side garden, radiator.

## Sitting Room 19' 8" x 11' 7" (6.0m x 3.52m)



With window to the front and French doors to the rear garden patio. Red brick fireplace housing cast iron wood effect gas stove. Two radiators.

**Kitchen/Breakfast Room** 14' 5" x 17' 10" (4.4m x 5.44m)

With window to the rear and door to side garden, French doors leads to the patio area. Fitted kitchen comprising range of base and wall mounted kitchen units with wicker vegetable baskets and Beech work surfaces over. Belfast sink unit with mixer tap, Rangemaster range cooker and built in dishwasher, washing machine and fridge freezer. Tiled floor and radiator.

**Landing** 10' 6" x 5' 7" (3.21m x 1.71m)

With window to the side, radiator and access hatch to the loft space. Built in cupboard and built in double airing cupboard housing hot water cylinder.

**Bedroom 1** 19' 8" x 11' 7" (6.0m x 3.52m)

With window to the front, side and rear. Two radiators.

**En-suite** 7' 11" x 6' 9" (2.42m x 2.07m)

With low level WC, wash hand basin and shower cubicle with mains shower. Radiator.

**Bedroom 2** 12' 7" x 11' 7" (3.83m x 3.53m)

With window to the rear and radiator.

**Bedroom 3** 12' 7" x 11' 7" (3.83m x 3.53m)

With window to the front and side, radiator.

**Bedroom 4 / Dressing Room** 9' 11" x 7' 10" (3.03m x 2.39m)

With window to the side, radiator and range of fitted wardrobes.

**Bathroom** 7' 10" x 8' 11" (2.40m x 2.73m)

With window to the side, low level WC, pedestal wash hand basin, spa bath and separate shower cubicle with mains shower. Radiator.

**Double Carport** 18' 0" x 17' 9" (5.49m x 5.4m)

Barn style open fronted car port. Vehicular gates lead to a secure private parking area. A pedestrian gate and steps lead to the rear patio.

**Front garden**

With stone front boundary wall and path leading to the front entrance door. Lawned front gardens with rose beds, a path continues to the side of the house with raised lawned area.

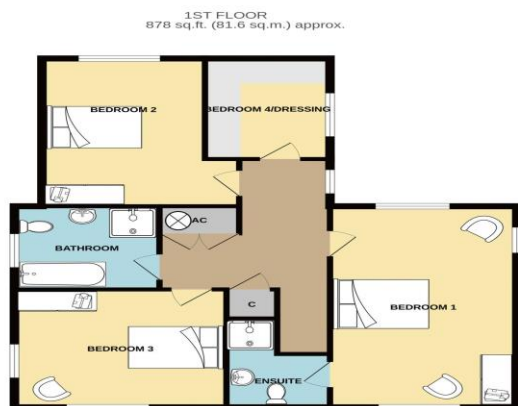
**Rear Garden**

To the immediate rear of the cottage is a large patio area bordered by deep flower and shrub beds, wide steps lead up to the lawned gardens, beautifully landscaped with mature trees and shrubs. The garden is bordered by hedgerows to either side, towards the end of the garden there are vegetable beds and a greenhouse.

**Garden Store** 15' 3" x 8' 2" (4.66m x 2.48m)

Constructed of block and stone.

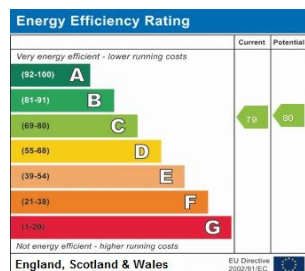




TOTAL FLOOR AREA : 1748 sq.ft. (162.4 sq.m.) approx.

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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