



Westley Cottage

Langport Road, Langport, TA10 9NB

George James PROPERTIES

EST. 2014

Westley Cottage

Langport Road, Langport, TA10 9NB

Guide Price - £399,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

Westley Cottage is a lovely detached stone built cottage situated within this extremely popular village. The cottage is beautifully presented and has been greatly improved by the present owner including an impressive ground floor extension. The additional ground floor space provides either an additional bedroom with en-suite or comfortable living space. Also on the ground floor is a sitting room with gas stove, dining room, kitchen and large conservatory. There are a further two bedrooms and shower room to the first floor. Outside the cottage has ample off road parking and private landscaped gardens.

Amenities

Westley Cottage is situated within the sought after village of Long Sutton. The village lies approximately 3 miles South East of Langport and mostly consists of individual properties. Facilities include the village hall, shop and post office, café, church and the well patronised Long Sutton Golf Club. The Devonshire Arms is a popular pub/hotel and there are numerous walks to be enjoyed 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 C.

Sitting Room 12' 8" x 12' 2" (3.86m x 3.72m)

Entrance door leads to the sitting room with window to the front, radiator and fireplace housing cast iron gas stove. Exposed ceiling beams and oak flooring.

Dining Room 12' 7" x 8' 8" (3.83m x 2.63m)

With window to the front and radiator. Exposed ceiling beams and oak flooring.

Kitchen 13' 1" x 7' 0" (4.00m x 2.14m)

With windows to the rear and side, range of base mounted units with solid wood work surfaces over and Belfast sink unit with mixer tap. Space for washing machine and slimline dishwasher (Both included) Stainless steel range cooker with electric oven and five ring gas hob.



Conservatory 12' 2" x 11' 10" (3.70m x 3.60m)

uPVC double glazed conservatory with tiled floor, radiator and French doors to the garden.

Inner Hall

With radiator and stairs leading to the first floor.

Ground Floor Bedroom/Reception Room 18' 4" x 11' 0" (5.60m x 3.36m)

This impressive room has windows and French doors to the garden. Part vaulted ceiling, two radiators and oak flooring.

En-Suite Shower Room

With window to the rear, bathroom suite comprising low level WC and wash hand basin with vanity cupboards and mirror over with light. Large shower with fixed screen and mains shower. Ladder heated towel rail.

Landing/Study Area

With large Velux roof window and area suitable for a small desk.

Bedroom 1 12' 8" x 11' 9" (3.87m x 3.57m)

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

Bedroom 2 12' 3" x 9' 8" (3.74m x 2.95m)

With window to the front and radiator.

Shower Room

With large Velux roof window to the rear, low level WC, wash hand basin and shower cubicle with mains shower. Ladder heated towel rail.

Outside

To the front of the cottage there is off road parking with stone wall and steps leading to the front door. A driveway also offers further off road parking. A pedestrian gate leads to the side of the property and access to the rear garden. The rear garden has recently been redesigned and landscaped with large patio terrace, natural stone retaining walls and raised flower and shrub beds. The garden offer a high degree of privacy.



GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.

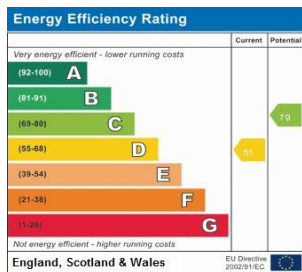


1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 1218 sq.ft. (113.2 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.
Made with Metropix ©2023



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.