



Oath, Nr. Langport, TA7 0JW

Asking Price Of £650,000 Freehold

COOPER
AND
TANNER



Oath

Nr. Langport, TA7 0JW

 4/5  2/3  2  c.1acre EPC D-61

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Description

A truly wonderful home in an idyllic and picturesque setting that couldn't fail to impress. If you've been searching for a secluded rural retreat, holiday home with stunning views, family home with an abundance of space and wildlife, or even opportunity to run a home-based business...look no further!

Accommodation

Accessed via the front entrance which is sheltered by a veranda wrapping around the western and southern elevations. The front door opens to a light and airy reception hall featuring a full height ceiling with galleried landing. Doors open to ground floor accommodation including a particularly spacious dual aspect living room including double doors to the south facing formal garden and a Minster stone fireplace as a central focal point. Internal double doors lead into the separate dining room, which offers a great space to entertain, whilst the generous kitchen affords ample space for informal dining. A comprehensive range of fitted wall and base units is fitted here, with laminated work surfaces and a drainer sink over. All the usual free-standing appliances can be accommodated, with further space for laundry devices in the separate utility

room. There are also WC and wash basin facilities here. A lobby accessed from the kitchen, leads to a conservatory and beyond into the large versatile space which our client's family used as an office. In our opinion this has a multitude of potential uses, from a games or hobby room, to a guest bedroom, and a modest self-contained annexe could be created here, with the relevant consents.

On the first floor, you will find four superbly proportioned double bedrooms, all able to accommodate a range of complimentary furniture and three of which include fitted wardrobes. An ensuite shower room serves one of the bedrooms, with the others benefiting from a larger than average family bathroom incorporating a four-piece suite including both a roll top bath and separate shower cubicle. Three of the bedrooms also enjoy fantastic river and countryside views.









Outside

The property sits with grounds totalling c1.03 acre, which are largely secluded and shielded by mature trees on one side, with reinforced banks lining the river to the other. Vehicular access is via a discreet tree-lined driveway, sweeping around to the property and opening up to provide off-road parking for a number of vehicles. Formal gardens extend from the southern facing veranda and have been landscaped over the years to form established lawns shrub/tree borders and, as well as a colourful vista, great recreation space also. Copse transitions to orchard as you move to the western side of the plot, hosting an abundance of wildlife and yet further recreation space. This idyllic location will appeal to those who love the outdoors and seek a little slice of the Somerset countryside in which to enjoy privacy and nature.

A number of outbuildings provide valuable storage space such as the timber summerhouse, and a small complex of three single-storey barns offers fabulous potential as workshops or to adapt to additional accommodation subject to necessary consent.

Location

The property is situated on the banks of the River Parrett, approx. 3 miles from Langport which is a pleasant former market town providing everyday amenities including supermarket, doctor, dentist and veterinary surgery. A primary school, secondary and sixth form facilities are located at the nearby Huish Episcopi Academy, with world renowned Millfield Independent School and Clarks Village outlet shopping found in Street just 13 miles (30 min drive) away. Taunton, the County Town of Somerset is 13 miles to the west and offers access to the M5 motorway as well as an intercity rail link to London Paddington. Other nearby centres include, Yeovil, Somerton and Bridgwater, and access to the A303 approximately 11 miles away.

Viewing Arrangements

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).



Local Information Oath

Local Council: Somerset Council

Council Tax Band: E

Heating: Oil central heating

Services: Mains electric & water, private drainage

Tenure: Freehold



Motorway Links

- M5 (J23/24)
- A303



Train Links

- Taunton (Paddington)
- Yeovil (Waterloo)

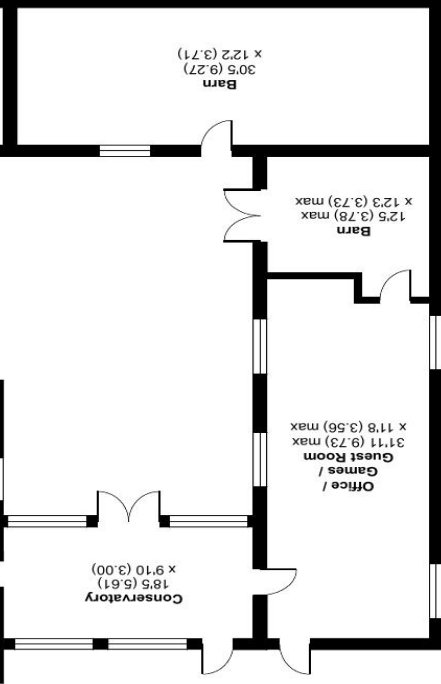
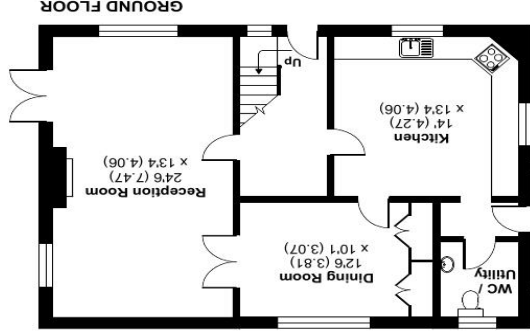
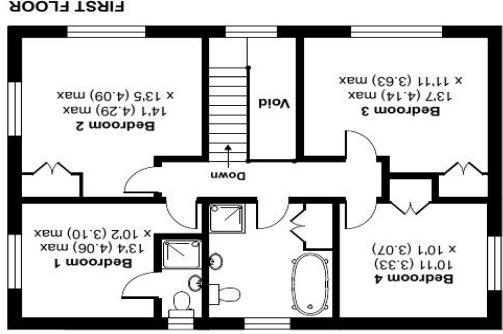


Nearest Schools

- Huish Episcopi (Primary & Academy)
- Millfield, Taunton School, Perrott Hill, (Independent)

Riverside Farm, Oath, Bridgwater, TA7

Approximate Area = 2201 sq ft / 204.5 sq m (excludes void)
 Barns = 680 sq ft / 63.1 sq m
 Total = 2881 sq ft / 267.6 sq m
 For identification only - Not to scale



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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