

Church Path

Langport, TA10 0QP

COOPER
AND
TANNER



Asking Price Of £740,000 Freehold

An immaculately presented five bedroom detached house with annexe in the popular rural village of Aller. With a circa 1.5 acre plot this property would suit families and keen gardeners.

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 6  1  5 EPC D

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ACCOMMODATION:

The property is entered at the front elevation, where the front door opens into a spacious hall with doors leading to the well-proportioned utility room and downstairs office, which makes for a perfect work from home space. There are stairs leading to the first floor landing and a further door leads through to the main kitchen/dining room. The kitchen/dining room is a large and light filled space with a range of base and eye level units, central island, integrated appliances and French doors opening onto a rear patio area. From the kitchen there is a door that leads into the self-contained annexe, this comprises a spacious kitchen/living area, a wet room with mobility aids and a nicely appointed double bedroom. The annexe has its own entrance with ramp access. The properties main reception room is very large and is used currently as both a sitting room and family dining room, as there is plenty of space for a large family dining table and chairs. There is a contemporary log-burning stove which gives off plenty of heat for those cold winter evenings, and two sets of French doors from the sitting room out onto the rear garden patio.

To the first floor there is a large master bedroom with en-suite shower room, two further en-suite bedrooms and two final bedrooms, one double and one single (currently used as an office), served by the large family bathroom.

OUTSIDE:

To the front of the property there is off-road parking for several vehicles. There is a large double garage with power and lighting, and there is vehicular access to the side of the property allowing for heavy equipment if needed at the rear of the building.

The rear garden is a mixture of patio area, ideal for outside entertaining, as well as a significant area of both lawn, mature trees and hedgerows as well as an established vegetable plot and

garden storage. There are a couple of raised fish ponds and a purpose built fireplace and barbeque. The property backs on to open fields and the gardens are very private.

SERVICES:

The property is served by oil-fired central heating and LPG gas bottles for the kitchens' gas hob. Mains electric, water and drainage are all connected. The property is currently banded F for council tax within Somerset Council.

LOCATION:

The village of Aller has an ancient 12th century parish church, village hall and inn/restaurant, and is conveniently placed for surrounding towns. The nearest, Langport, has a wide array of local amenities including a church, doctor's surgery, dentist, and supermarkets, as well as a selection of pubs and restaurants. Excellent schooling is available at nearby Huish Episcopi Academy with adjoining Sixth Form and Sports Centre, and Millfield School at Street where there is the added bonus of Clarks Village Shopping Outlet. The major centres of Taunton and Yeovil are approximately 13 and 16 miles away and offer comprehensive facilities, whilst the A303 (linking with the M3) is approximately 10 miles and the M5 is accessible at Taunton (junction 25) or Bridgwater (junction 24).

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).





Littleward, Church Path, Aller, TA10

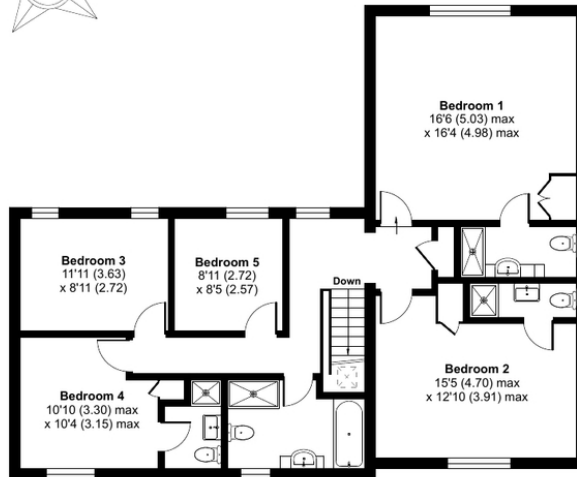
Approximate Area = 2570 sq ft / 238.7 sq m

Garage = 266 sq ft / 24.7 sq m

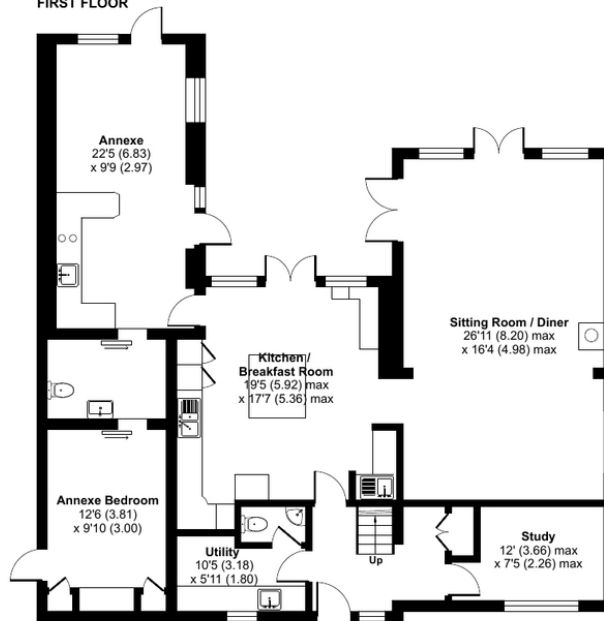
Outbuilding = 279 sq ft / 25.9 sq m

Total = 3115 sq ft / 289.3 sq m

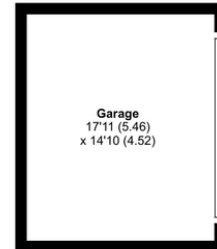
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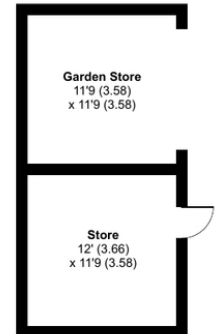
FIRST FLOOR



GROUND FLOOR



Garage
17'11 (5.46)
x 14'10 (4.52)



Garden Store
11'9 (3.58)
x 11'9 (3.58)

Store
12' (3.66)
x 11'9 (3.58)

OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1038793

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

