

Aller

Langport, TA10 0RA

COOPER
AND
TANNER



Asking Price Of £415,000 Freehold

A charming character cottage positioned on the edge of this conveniently situated village near to Langport and within a short drive of Street, Somerton and Taunton. Fabulous countryside views, a generous plot and excellent parking provisions, as well as deceptively spacious accommodation.

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ACCOMMODATION:

The property is entered principally via the front elevation, where an initial entrance porch opens to a light and airy hallway. From here, stairs rise to the first floor with a useful storage cupboard beneath. Doors open to ground floor accommodation in various directions including; a superbly appointed modern shower room with a large walk-in cubicle; a naturally bright kitchen with a wide range of fitted wall and base units, contrasting laminated worktops and composite drainer sink; as well as a separate utility room for laundry appliances. On the other side of the ground floor, you will find two good size reception rooms, providing the option of separate sitting and dining rooms, or a playroom/office. The sitting room also adjoins a generous conservatory which offers additional living space flowing naturally through to the rear garden.

On the first floor, the large landing area features an airing cupboard as well as doors to the family bathroom and three excellent size bedrooms, all of which can accommodate double beds. The two larger rooms sit at each end of the property, both enjoying dual aspect windows and superb countryside views across the Somerset levels.

OUTSIDE:

In keeping with the deceptively spacious interior, this property sits within a large plot of c.0.18 acre which has been landscaped to provide areas that will appeal to a variety of preferences. At the front elevation a long driveway spans the width of the plot, the second half of which is gated and widens to facilitate space for a motor home or caravan. At the bottom of the driveway you will also find a detached single garage, access to the rear garden and an enclosure currently housing chickens. The substantial rear garden offers a deck and separate patio area for external seating, formal borders stocked with a wide array of established seasonal planting, a central lawn providing recreation space and a number of raised vegetable beds with accompanying greenhouse for any green

fingered purchasers. The substantial summer house also offers a quiet place to work from, hobby space or useful storage. The adjoining c.0.2 acre orchard, which is currently providing a modest smallholding for our client's livestock, could also be available by separate negotiation.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded D for council tax band 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).





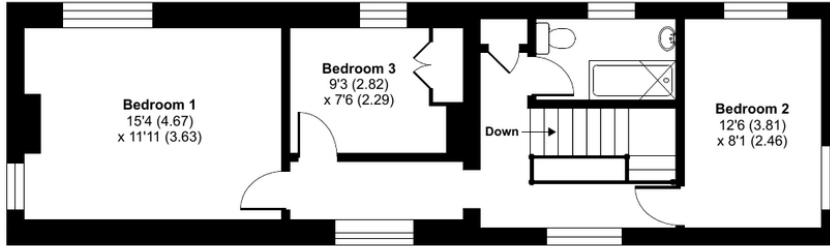
Mayfield, Aller, Langport, TA10

Approximate Area = 1351 sq ft / 125.5 sq m

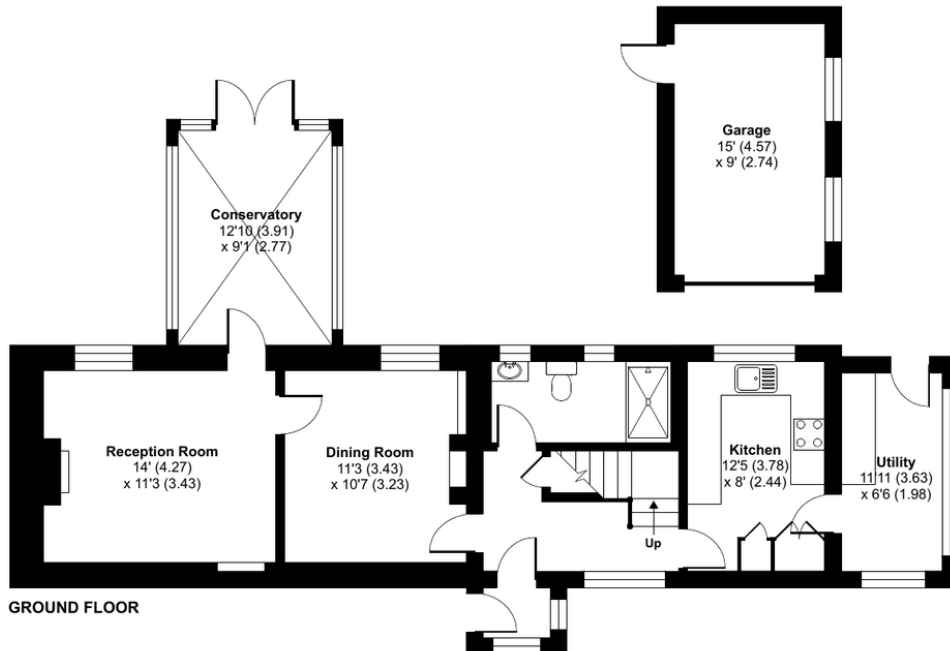
Garage = 135 sq ft / 12.5 sq m

Total = 1486 sq ft / 138 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 970050

STREET OFFICE

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