



**John
Wood
& Co**

**Coast &
Country since 1977**

North Street, Langport, Somerset TA10 9RH

£485,000 Freehold



PROPERTY DESCRIPTION

A superb and spacious Grade II listed, four bedroomed semi-detached Georgian Town House, located in Langport, close to the Town centre amenities and River. Constructed in the earlier 1800's with brick elevations under a tiled roof, the spacious and versatile accommodation of over 2,000 square feet, offers a range of period features, including sash windows, two with working shutters, high ceilings, exposed timber flooring to the two ground floor reception rooms, original period fireplaces and period doors throughout the property. The house has been redecorated and the gas fired central heating, plumbing and electrics have all been upgraded.

The superb and beautifully presented accommodation briefly comprises; on the ground floor, entrance hall, sitting room, dining room, kitchen/ breakfast room, utility room, and rear porch with ground floor WC. The first floor has a large study landing, four double bedrooms, a family bathroom and a further separate WC with Georgian panelling.

Outside, there is an enclosed garden at the front, a large part walled rear garden with a number of seating areas, and private off road parking.

FEATURES

- Grade II Listed
- Georgian Town House
- Recently Improved and Re-decorated
- Over 2,000 Square Feet Of Accomadation
- Beautifully Presented Throughout
- Spacious and Versatile
- Enclosed and Private Rear Garden
- Kitchen / Breakfast Room
- Super Period Features
- EPC Rating D





ROOM DESCRIPTIONS

The Ground Floor

A period part glazed front door into entrance lobby, internal decorative part glazed door into: -

Entrance Hall

High period ceiling with picture rail. Radiator. Slate floor. Door to rear providing access to the garden. Archway through to stairs to first floor. Door to: -

Sitting Room

Large feature sash window to front with working shutters. Fine period marble fireplace, fitted with log burning stove, with cupboards to alcoves either side. High period ceiling with picture rail. Cast iron radiator. Exposed timber flooring. Double French doors through to: -

Dining Room

Stone mullion window to rear, giving garden views. Feature period fireplace fitted with log burning stove. Alcoves to either side, one with a door to the kitchen/ breakfast room, door to under stairs cupboard. Radiator. Exposed timber flooring.

Kitchen/ Breakfast Room

Sash window to rear giving garden views. Half glazed door to side providing access to the garden. Door to utility/ boot room. The kitchen has been fitted to two sides with a range of base units. L shaped run of granite work surface, with inset twin bowl stainless steel sink with mixer tap. Inset five ring gas hob, with range of cupboards and drawers beneath including built in Bosch dishwasher. Three quarter height unit incorporating electric oven and grill. Ceramic tiled floor. Radiator.

Utility/ Boot Room

Window to side. Part glazed door to rear porch. Fitted with a range of wall and base units with wooden work surface, inset circular stainless steel sink with mixer tap. Wall mounted Worcester combi boiler for central heating and hot water. Radiator. Quarry tiled floor.

Covered Entrance Porch

Giving access to kitchen courtyard, log store and door back to front garden. Door to ground floor WC.

Ground Floor WC

Window to rear. Fitted with a white close coupled WC with co-ordinating seat.

Returning to entrance hall, stairs to first floor

First floor

Large study landing with sash window to rea giving garden views. Radiator. Doors off to: -

Bedroom Two

Casement window giving attractive garden views. Radiator.

Separate WC

Sash window to front. Most appealing Georgian panelling. Arched recess over wash hand basin. Low mounted flush WC. Chrome ladder style towel rail.

Wardrobe Cupboard

With clothes hanging and shoe storage space.

Bedroom One

Sash window to front with working shutters. Period fireplace. Door to large built in wardrobe cupboard. Fine exposed timber flooring. Radiator.

Inner landing

Window to side. Radiator. Doors off to: -

Family Bathroom

Casement window to rear. White suite comprising: panel bath with chrome mixer tap and hand held shower attachment. Pedestal wash hand basin with chrome mixer tap. Close coupled WC. Separate shower cubicle with splash back panelling, fitted with a thermostatic shower. Period fireplace. Ceramic tiled floor.

Bedroom Three

Casement window to front. Fine period fireplace. Radiator. Oak laminate floor.

Bedroom Four/ Office/ Hobbies Space

Casement window to rear giving lovely garden views. Half glazed door to garden. Radiator. Oak laminate floor.

Outside

The property is approached through double Wrought Iron gates in a period brick wall with stone coping. The front garden has an area of original semi-circular paving that surrounds a formally planted display and shrub border. There is a further border to one side featuring a climbing rose.

Doors from the front garden give access to the kitchen courtyard and the main entrance door to the house under a tiled canopy.

Gardens

The rear garden can be accessed either via the kitchen or rear hall doors, which gives on to a paved path and steps that rise up to the first level of the garden, which is also accessed from bedroom four. This lower level garden has a garden shed and a particularly fine maple tree, which provides a delightful shaded seating area adjacent to the well.

Steps then rise up to a gravelled semi-circular dining and seating are, which offers a lovely setting for al fresco dining. Grassed pathways rise up either side of the dining terrace, to the upper garden which is used as a BBQ area with a fire pit and provides an elevated seating area to watch the sunsets over North Moor. There is a border to one side, with a range of specimen planting, including two fruit trees.

The rear garden is a sheltered sun trap and is walled to three sides and provides a private peaceful setting for outside entertaining, or just relaxing. The private parking area is directly opposite the house and is issued by a local charitable trust. In addition there is ample on street parking.

AOB

As per Section 21 of the Estate Agent Act (1979), we declare there is a personal interest in the sale, as the property being sold is owned by a staff member of John Wood & Co.

Council Tax

Somerset Council; Tax Band C - Payable 2024/25: £2,168 per annum.

Langport

Langport is the highest town on the Somerset levels, with fabulous views over the fertile landscape. It is well known for the friendly relaxed sense of community, individual shops, pubs, weekly market, and café culture. There are two nearby churches, and excellent schools for all ages. If fitness is your thing there is also a gym and swimming pool. If you are craving a peaceful, relaxed but vibrant lifestyle Langport is well deserving of its reputation. With many events all year round and a special focus on the riverside where many gather to swim, paddleboard, play pingpong or just watch the world go by. With many country walks, and the moors to watch the sunset, most people agree Langport has the right amount of everything for that happy contented life.

Disclaimer

John Wood & Co acting as ‘Agent’ for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only.

None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



Approx. Gross Internal Floor Area 2,035 sq. ft / 189.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	63	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	