



Wayfarers

Long Load, Langport, TA10 9JX

George James PROPERTIES
EST. 2014

Wayfarers

Long Load, Langport, TA10 9JX

Guide Price - £795,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

Wayfarers is a detached family house which has undergone two separate and substantial extensions. The property is now an exceptionally large family house offering well presented, spacious accommodation over two floors. The house offers flexible living space with a potential annexe or two individual living quarters. It would suit an extended family or would make an excellent guest house or bed and breakfast. Currently the first floor has a separate kitchen, living room and three bedrooms as well as a dining room and bathroom. The ground floor accommodation has three reception rooms, kitchen, study, three bedrooms and three bathrooms. There is a indoor pool room with heated 36' swimming pool and 7 person hot tub.

Situation and Amenities

Long Load enjoys an active community with activities, clubs and societies along with a thriving village hall. Long Load shares amenities with the nearby village of Long Sutton, just over a mile away, including parish church, post office/store, primary school, hotel/restaurant and popular 18 hole golf course. The larger centres of Somerton (4 miles), Martock (3 miles) and Langport (5 miles) are readily accessible and offer good shopping, educational and recreational facilities. The administrative town of Yeovil is within 8 miles and the A303 (linking with the M3) is about 4 miles away.

Entrance Porch

With window to the front and built in cloaks cupboard.

Entrance Hall

With stairs to first floor and radiator.

Sitting Room 19' 7" x 14' 11" (5.97m x 4.55m)

With window to front, solid wood floor, feature fireplace and two full height radiators. Air conditioning unit.

Shower Room

With window to front, suite comprising low level WC, wash hand basin and corner shower cubicle with multi nozzle sprays, massagers, radio and light. Ladder towel rail and full tiling.



Ground Floor Kitchen 17' 3" x 10' 8" (5.27m x 3.25m)

With window to rear, range of modern kitchen units with granite tops and sink unit. Fitted appliances include dishwasher, double NEFF oven, hob and extractor. Double 'American' style fridge Freezer included. Radiator and tiled floor.

Dining Room 10' 7" x 9' 0" (3.22m x 2.75m)

With radiator and opening to:-

Snug 15' 6" x 10' 8" (4.72m x 3.26m)

With French doors to the garden radiator and patio doors opening to:-

Swimming Pool Room 41' 12" x 19' 9" (12.80m x 6.03m)

With three sets of patio doors to garden, 4' deep heated pool measuring 36' x 13' with non slip tiled surround and 5 radiators. Opening to conservatory with 7 person hot tub included.

Laundry/Pump Room 8' 4" x 7' 11" (2.53m x 2.42m)

With pump and pool filters. Industrial washing machine, standard washing machine and two industrial dryers included.

Garden Room/Study 16' 7" max x 12' 6" max (5.05m max x 3.80m max)

Two sets of French doors to the garden. Built in cupboards and two radiators.

Bedroom One 18' 7" max x 7' 11" (5.67m max x 2.42m)

With window to side and patio doors to garden. Two walk in wardrobes.

En-Suite bathroom 7' 7" x 5' 9" (2.32m x 1.74m)

Window to side, panelled bath low level WC and vanity wash hand basin. Ladder towel rail.

Bedroom Six 13' 7" x 8' 8" (4.15m x 2.63m)

Window to front and radiator.

Bedroom Seven 10' 6" x 6' 11" (3.20m x 2.10m)

Window to side and radiator.

Ground Floor Bathroom

With window to side panelled bath with shower attachment low level WC and wash hand basin. Ladder towel rail.

First Floor Landing

Window to rear, radiator, built in airing cupboard

Bedroom Two/Sitting Room 21' 9" x 16' 11" (6.64m x 5.16m)

With windows to front, rear and side. Patio doors lead to a roof terrace with views. Air conditioning unit. Three radiators.



Bathroom 12' 12" x 7' 10" (3.95m x 2.40m)

With window to front, low level WC, vanity wash hand basin and panelled bath. Shower cubicle and multi-nozzle sprays, ladder towel rail.

Bedroom Four 13' 2" x 9' 10" (4.01m x 3.00m)

With window to front, built in double wardrobe and radiator.

Bedroom Three 11' 4" x 13' 5" (3.46m x 4.10m)

With window to front, built in double wardrobe and radiator.

Bedroom Five/Dining Room 10' 0" x 9' 1" (3.05m x 2.78m)

With window to side, built in double wardrobe and radiator.

First Floor Kitchen 16' 3" x 8' 11" (4.95m x 2.71m)

With two windows to the rear, base and wall units with inset sink unit. Appliances comprising washing machine, fridge freezer and cooker (included) . Opening to:-

First Floor Sitting Room 19' 2" x 10' 9" (5.83m x 3.27m)

With window to side and French doors leading to the roof garden. Two radiators and air conditioning unit. The roof garden is fully enclosed with stainless steel and glass balustrades and stairs to the garden.

Outside

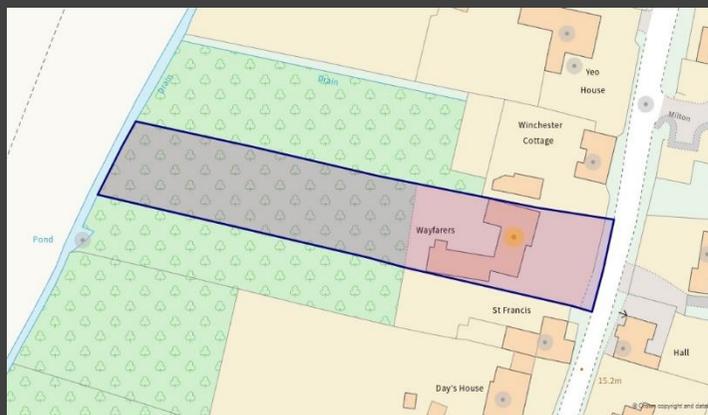
To the front there is a double entrance crescent driveway with ample parking areas and access to:-

Double Garage 21' 4" x 16' 11" (6.51m x 5.15m)

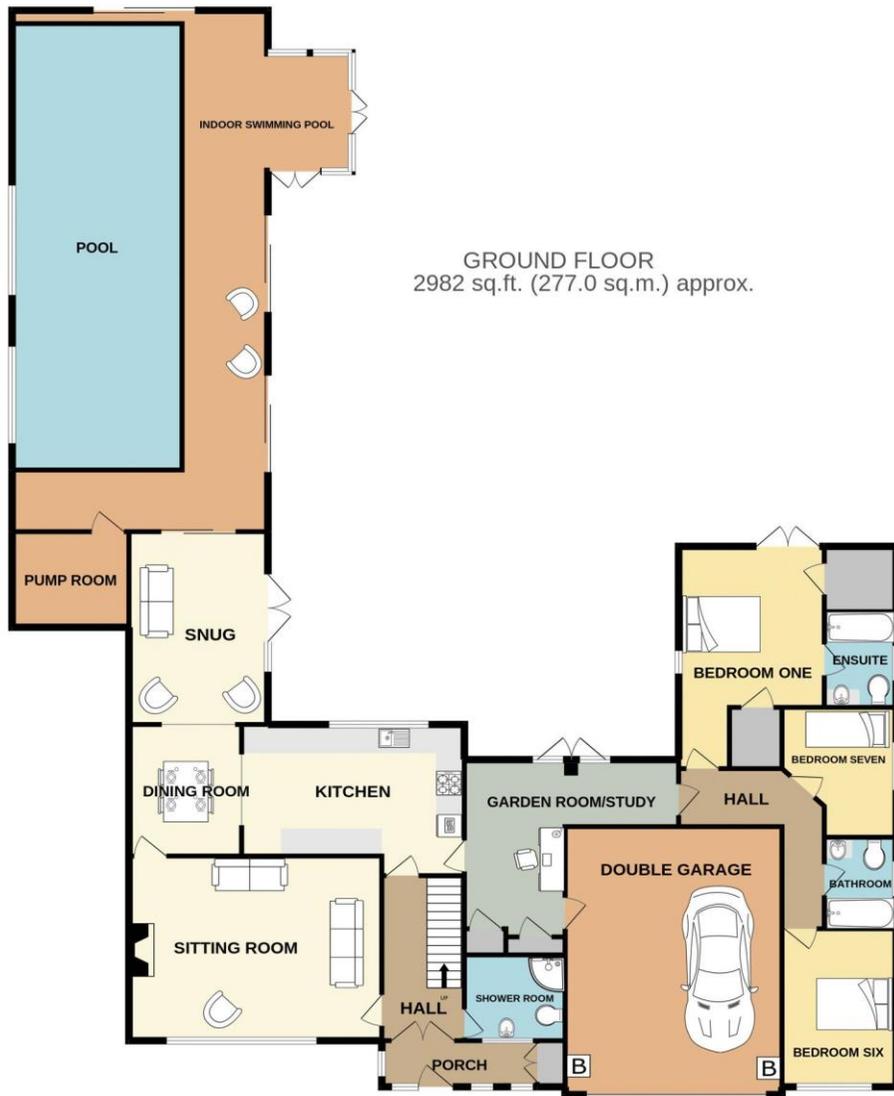
With up and over garage door. Two Vaillant gas boilers providing hot water, central heating and pool heating.

Rear Garden

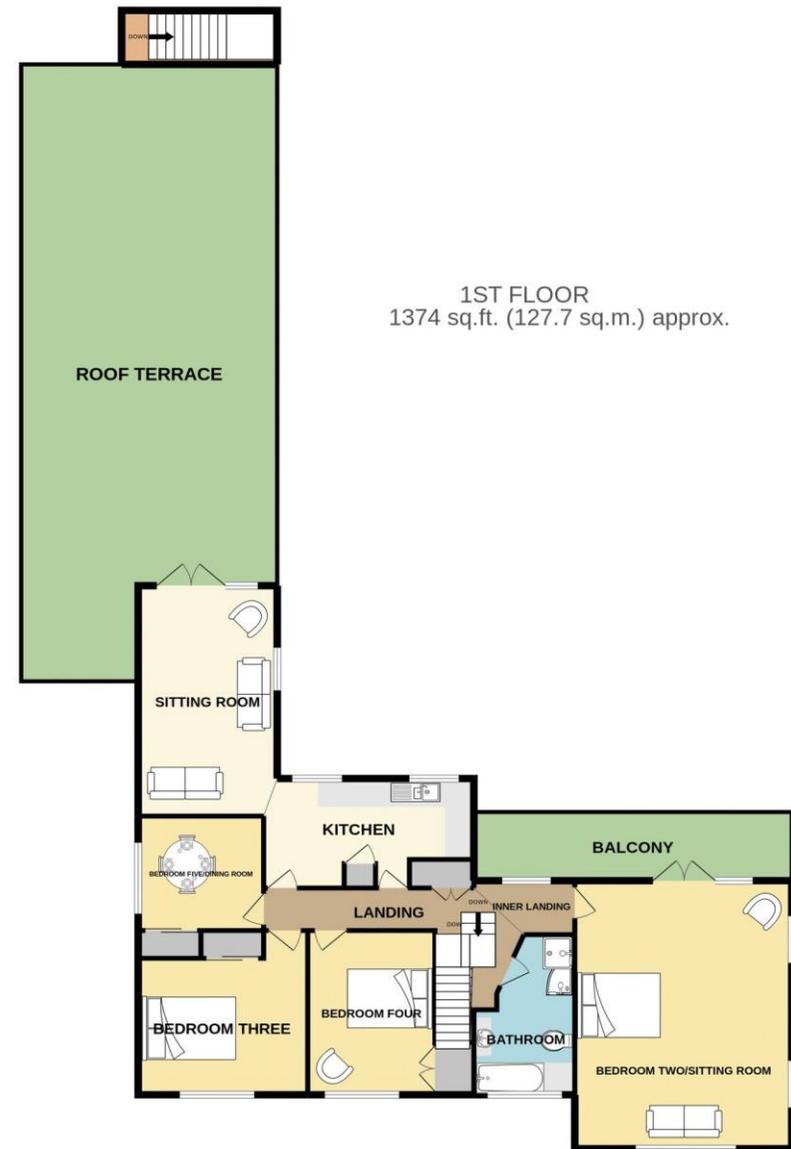
With large terrace patio area, formal lawned gardens with flower and shrub beds. Steps lead to a garden shed/workshop with power and lighting and greenhouse. The remaining garden area is lawned with mature trees and shrubs leading down to the neighbouring farmland. There are pleasant country views. In total the plot extends to approximately 0.8 acres.







GROUND FLOOR
2982 sq.ft. (277.0 sq.m.) approx.



1ST FLOOR
1374 sq.ft. (127.7 sq.m.) approx.

TOTAL FLOOR AREA : 4356 sq.ft. (404.7 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.
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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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