



Vine Cottage

The Hill, Langport, TA10 9QF

George James PROPERTIES

EST. 2014

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Guide Price - £315,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Vine Cottage is a beautifully presented and characterful cottage in the heart of Langport. The property is situated next to the historic 'Hanging Chapel', the only remaining part of the old town walls. Internally, the property has undergone sympathetic renovation and now offers a living room, family room/study, large kitchen/diner and bathroom downstairs, with three bedrooms upstairs. Outside, the tiered garden offers tremendous opportunity for social and modern living, with a patio seating area, a lawn, a recently renewed (1 year) decking with hot tub, and a large studio currently laid out as a games room with electricity and lighting.

Amenities

Within close proximity of Langport, the town centre offers an excellent range of everyday amenities including a selection of shops, Tescos supermarket, churches, bank, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well known Huish Episcopi Academy and Sixth Form. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach.

Services

Mains gas, electricity, drainage and water connected. Council Tax Band TBC. We understand the decking and flat roof were replaced approximately one year ago. The property is currently used as a successful Air Bnb, and our sellers preference would be to sell the property fully furnished, including items of furniture, fittings, fixtures and garden items including hot tub, subject to an acceptable offer being agreed.

what3words

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Entrance Porch

With glazed door leading to living room.

Living Room 15' 5" x 12' 0" (4.7m x 3.65m)

With window to front, fireplace with wood burning stove, spotlighting, understairs cupboard, radiator.



Family Room/Study 10' 7" x 7' 4" (3.23m x 2.23m)
With spotlighting, door to inner lobby, radiator.

Kitchen/Diner 12' 10" x 12' 0" (3.90m x 3.65m)
With window to rear, door to rear garden, radiator, Worcester boiler, sink, integrated dishwasher, washing machine, Bosch oven and gas hob with extractor over, space for fridge/freezer.

Bathroom 8' 1" x 7' 6" (2.47m x 2.28m)
With storage cupboard, sink with vanity storage, low level WC, towel rail, extractor fan, bath with mains shower over.

First Floor Landing
With access to attic.

Bedroom One 10' 7" x 10' 3" (3.23m x 3.12m)
With window to rear, radiator, built in wardrobe.

Bedroom Two 12' 8" x 7' 4" (3.85m x 2.23m)
With window to front, radiator.

Bedroom Three 9' 6" x 7' 7" (2.89m x 2.32m)
With window to front, built in storage.

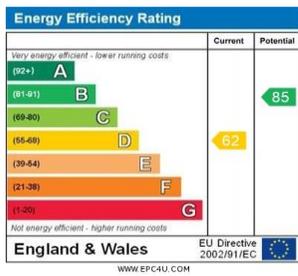
Outside

The property is accessed by a wooden gate into a small front garden, where there are mature bushes and shrubs, with a path leading to the front door. The delightful rear garden is tiered into sections, with a patio with space for table and chairs and a selection of sheds, steps lead down to a lawn surrounded with pretty bushes and shrubs, and a recently renewed decking area at the bottom, complete with hot tub. There is a large studio with lighting and power, currently set up as a games room. There are beautiful views to the rear over the local sports park, and looking back at the cottage you can see the iconic Hanging Chapel. There is ample on road parking to the front of the property.





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 errors, 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. Made with Metropix ©2025



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