



The Old Ambulance House
Langport Road, Middlezoy, TA7 0NX

GeorgeJames PROPERTIES
EST. 2014

The Old Ambulance House

Langport Road, Middlezoy, TA7 ONX

Guide Price - £399,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

The Old Ambulance House is a unique and beautifully presented detached property, sympathetically converted from the original station in 2020. This interesting home offers stylish modern living within an exceptional rural setting. Enjoying far-reaching countryside views and an enviably private position with no immediate neighbours. The property has been tastefully converted to create bright and contemporary accommodation, with a flexible layout well suited to both permanent living and holiday use. Having operated as a highly successful Airbnb, the property presents an attractive opportunity to continue a holiday let business with a proven income potential. The Old Ambulance House comes with an impressive EPC rating of A, the 'off grid' living makes this property extremely energy efficient and cost-effective with solar panels and battery storage along with a generator back up if needed. Outside a private driveway leads to a large parking area and private gardens.

Services

Mains water is connected to the property. Drainage to a modern private treatment plant. Roof mounted solar panels providing 6KW of electricity with 14KW of battery storage. When needed a diesel generator is also set up to provide electricity. Oil fired central heating to radiators. Council tax band D.

Open Plan Living Area 23' 2" x 18' 2" (7.07m x 5.54m)

Entrance door with glazing to either side leads to the large open plan living room with attractive exposed red brick feature wall. This bright room has windows to either side and glazed door, stairs lead to the first floor. Range of base and wall mounted kitchen units with work surfaces over, single drainer sink and peninsular breakfast bar. Four ring induction hob with stainless steel extractor hood over. Built in oven, dishwasher and fridge. Two radiators.

Bedroom 12' 0" x 10' 8" (3.66m x 3.24m)

With window to the side and French doors to the rear garden. Radiator.

En-Suite bathroom 10' 8" x 5' 6" (3.24m x 1.68m)

With window to the rear. Bathroom suite comprising low level WC, vanity wash hand basin and panelled bath with shower attachment. Shower cubicle with mains shower. Radiator.



Landing

Gallery landing with radiator.

Bedroom 18' 2" x 11' 3" (5.53m x 3.44m)

With window to the front and Velux roof window. Radiator.

Bedroom 18' 1" x 10' 6" (5.50m x 3.20m)

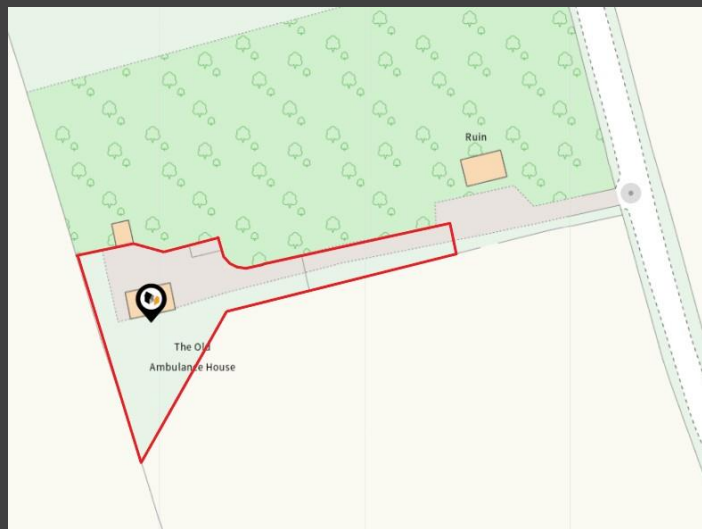
With window to the rear and Velux roof window. Radiator.

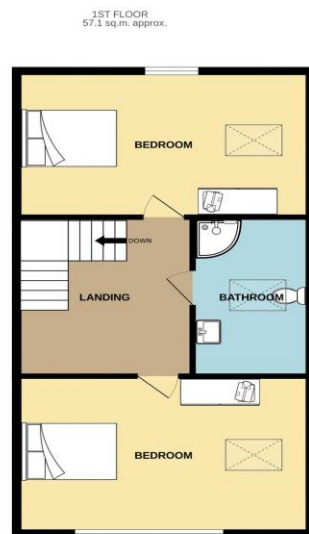
Shower Room 10' 1" x 7' 0" (3.08m x 2.13m)

With Velux roof window. Suite comprising low level WC, vanity wash hand basin and shower cubicle with mains shower. Radiator.

Outside

From the road a vehicular entrance opens to a long driveway leading to the property with off road parking and turning areas. There is a patio area to the rear of the house with outside water and power, there are open lawned gardens. The plot is surrounded by open countryside with far reaching views. A small outside store near the back door houses the oil fired boiler. A red brick shed houses the batteries and diesel generator. The plot measures over a third of an acre.

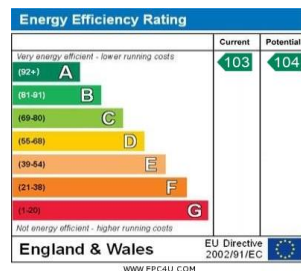




TOTAL FLOOR AREA : 115.5 sq.m. approx.

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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