



ENGLISH HOMES

Woodyette House, Curry Rivel,
Langport, Somerset, TA10 0HP

A stunning four bedroom detached home that has been renovated to a high standard including a bespoke kitchen, modern bathroom, comfortable living room with log burner and a light filled central dining room with vaulted ceiling and snug area. The generous South-East facing garden to the rear features fabulous patio with views over the garden. Further benefits include garage, off-street parking, double glazing, central heating and no onward chain.

Guide Price £689,950 Freehold



Accommodation:

A part glazed composite front door with a window to either side opens into:

Entrance Porch: 9' 4" x 3' 7" (2.84m x 1.08m)

A useful area for boot and coat storage, electric meter box, a part glazed door opens into:

Entrance Hall:

Stairs rise to the first floor with an understairs storage cupboard, one radiator, doors lead off to:

Cloakroom:

This room has a low level W.C, a hand wash basin and one radiator.

Living Room: 23' 1" x 13' 8" (7.04m x 4.17m)

A comfortable room with triple aspect windows to the front and side elevations and a pair of French doors with windows to either side that open to the rear onto the patio. A handsome Hamstone fireplace houses a log burning stove which creates a wonderful focal point. There are two radiators and a further internal door leads to the Lounge/Dining Room.

Lounge/Dining Room:

Lounge Area: 23' 5" x 9' 10" (7.14m x 3m)

Dining Area: 16' 10" x 10' 10" (5.13m x 3.31m)

A stunning open plan room which sits at the heart of the property, sliding doors fill the rear wall which open onto the patio and give views over the garden, a further set of French doors open to the side, a tall window and Velux roof lights all combine to flood the space with natural light. Wooden flooring is laid throughout the two areas creating a clean, classic feel with an element of practicality. There are four feature radiators, an opening gives access to:

Kitchen/Breakfast Room: 19' 3" x 12' 1" (5.86m x 3.69m)

A stunning kitchen with a range of bespoke fitted kitchen units including wall, drawer and floor standing cupboards, a larder style unit and wine storage in a Shaker style with bar handles. Granite worktops give a work surface and create an "L" shaped peninsular useful for breakfast bar style eating. A one and a half bowl under counter

ceramic sink has a mixer tap over and draining area to one side. Integrated appliances included in the sale are an integrated Bosch dishwasher, 2 x Siemens electric oven/grills, Siemens wine cooler with space for an American style fridge/freezer. Stunning Limestone tiles are laid to the floor. There is a window to the rear overlooking the garden, one radiator and a door to the side aspect. An internal door opens to:

Utility Room: 8' 2" x 7' 9" (2.49m x 2.37m) + corridor

This room has two windows to the front aspect, a single bowl stainless steel sink unit with drainer to one side, mixer tap over and storage cupboard under. A further range of floor standing, wall hung and drawer kitchen units above and below a square edged work surface, with space for an under counter tumble dryer and space and plumbing for a washing machine. The Grant oil fired boiler is located here. A door leads to:

Coat and Boot Room: 6' 7" x 4' 0" (2m x 1.22m)

Useful room with one radiator, hooks suitable for hanging coats and storage shelf. Door opens to:

Integral Garage "L" Shaped: 16' 8" x 13' 0" (5.07m x 3.95m) + 9' 7" x 4' 0" (2.92m x 1.22m)

There are two electric roller doors, one to the front and one to the rear aspects. There is one window to the side elevation, light and power are connected.

Stairs from the Entrance Hall rise to the:

First Floor Galleried Landing:

There is one window to the front, one radiator, two storage cupboards (one housing the hot water cylinder), doors lead off to:

Master Bedroom: 13' 7" x 12' 0" (4.15m x 3.66m)

This room has a window to the rear which has views over the garden & hills in the distance and one radiator.

Bedroom 2: 11' 5" x 11' 2" (3.48m x 3.4m)

There is one window to the front aspect, a mirror fronted wardrobe and one radiator.

Bedroom 3: 12' 0" x 9' 1" (3.65m x 2.77m)

This room has one window to the rear and one radiator.



Bedroom 4: 11' 3" x 9' 1" (3.44m x 2.76m)

Currently used as an office, this room benefits from useful fitted shelving, it has one window to the rear and one radiator.

Family Bathroom: 11' 1" x 6' 8" (3.39m x 2.04m)

Completely refitted by the current owner this room features a white suite comprising a panelled bath, wall hung W.C with concealed cistern, generous shower enclosure with a mains fed shower, a vanity unit with wash basin and storage cupboards. White marble effect Aqua panels to splash prone areas. There is one window to the front aspect, a radiator and chrome ladder style towel heater.

OUTSIDE

Front: A brick paved driveway provides parking for several cars and vehicular access to the garage. Flower bed borders with a mixture of stone walling

and panel fence boundaries. Rear: The property enjoys a generous south-east facing mature garden mainly laid to lawn with flower beds housing a variety of shrubs, plants and trees. A beautiful raised patio paved with porcelain tiles creates an ideal space for alfresco dining and summer entertaining. A mixture of panel fencing, stone walling and hedging comprise boundaries. A useful garden shed is included in the sale.

Services:

Mains electric, water and sewerage are connected with the central heating and domestic hot water heated by oil. Council Tax band is E Broadband is connected and we understand fibre to cabinet is available in the village.

Amenities:

Curry Rivel is situated less than 2 miles west of Langport and has a range of facilities including One Stop convenience store, garage, petrol station with post office, church, primary school and excellent restaurant/public house. There are excellent dog walks locally and Curry Rivel is well placed for the larger towns of Taunton 9 miles with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo + Paddington). The Dorset coast lies about 25 miles away.

Directions:

What3words:
///unfocused.needed.bongo

Viewings By Appointment:

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Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

GROUND FLOOR
1575 sq.ft. (146.3 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 2333 sq.ft. (216.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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