



ENGLISH HOMES

Highfield House, Pibsbury,
Langport, Somerset, TA10 9NU

A stunning house offering generous accommodation set in just over one and a half acres of landscaped gardens in the popular rural hamlet of Pisbury situated on the Western edge of Langport. The property benefits from a beautiful open plan kitchen/dining/family, lounge, snug and study downstairs and four double bedrooms upstairs, the Master suite featuring a walk-in wardrobe, dressing area and en-suite. Outside there is an open fronted double garage with games room, a lodge with an entertaining area with built in pizza oven, a tennis court and the beautiful landscaped gardens back onto fields.

Guide Price £1,100,000

EPC rated D
Council Tax G

Accommodation:

A part glazed door with stone portico opens into:
Entrance Hall: Stairs rise to the first floor, two radiators, doors lead off to the ground floor rooms and an opening to:

Snug: 12' 5" x 10' 10" (3.79m x 3.30m)

There is one radiator and a window to the front and side aspects.

Lounge: 18' 9" x 17' 10" (5.72m x 5.44m)

Dual aspect room with two windows to the front and two to the rear. There are two radiators and a fireplace place with multi-fuel stove inset which creates a wonderful focal point.

Study: 9' 5" x 7' 7" (2.86m x 2.31m)

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

Utility room: A Vaillant gas combi boiler, work surface, plumbing and space for an automatic washing machine are all located here.

Cloakroom: One window to the side, electric under floor heating, a wash basin and W.C with concealed cistern are both set into a vanity unit which offers a range of useful storage cupboards and work surfaces.

Kitchen/Dining/Family Room:

Kitchen Area: 17' 11" x 10' 10" (5.46m x 3.30m)

Dining Area: 17' 11" x 10' 8" (5.46m x 3.26m)

Family Room: 15' 8" x 10' 11" (4.77m x 3.32m)

A stunning room filled with light arranged as three distinct areas yet one open plan room ideal for entertaining and enjoying family time. A kitchen area is well appointed with a range of cream coloured units arranged above and below granite worksurfaces, the generous central island houses a pair of Bosch electric ovens with a Bosch 5 ring gas hob inset and De Dietrich pop up extractor fan. Other integrated appliances include a Bosch dishwasher, a pair of fridge/freezers and an instant hot water tap above the undercounter sink. There is a window to either side, a pedestrian door to the side, one radiator and natural stone tiles to the floor. The dining area also has one window to either side, two radiators and wooden flooring that flows through to the family room. The family room

has two radiators, a side and rear aspect almost entirely glazed with French doors that open to the rear and a lantern roof light.

Stairs from the Entrance Hall rise to the first floor:

Landing: One window to the front, two radiators, a loft entrance hatch and doors that lead off to:

Master Suite:

Dressing Area: 11' 6" x 9' 8" (3.51m x 2.94m)

This room has one window to the side, an airing cupboard, a walk in wardrobe.

Bedroom: 17' 10" x 10' 10" (5.44m x 3.31m)

This room has two windows to the rear and one to the side, one radiator and a range of fitted storage cupboards.

Ensuite: 10' 8" x 7' 10" (3.25m x 2.39m)

This room has a window to the side, one radiator, a heated towel rail, a white suite that comprises a roll top bath with claw and ball feet, a low level W.C, a wash basin, a corner shower enclosure with mains fed shower and tiles to the walls and floor.

Bedroom 2: 12' 4" x 10' 10" (3.77m x 3.30m)

There is one window to the front and one to the side, one radiator and a built in wardrobe and vanity unit.



Bedroom 3: 17' 11" x 9' 2" (5.45m x 2.79m)

There are two windows to the front, one radiator and a built in wardrobe.

Bedroom 4: 17' 11" x 9' 2" (5.45m x 2.80m)

There are two windows to the rear, one radiator and a built in wardrobe.

Family Bathroom: 9' 3" x 7' 2" (2.83m x 2.19m)

This room has a window to the side, a heated towel rail, a white suite that comprises a freestanding bath with mixer tap, a low level W.C, a wall hung wash basin and a corner shower enclosure with mains fed shower, tiled walls and floor.

OUTSIDE: The total plot size measures approx..

1.58 acres and is largely laid to lawn with a variety of well stocked flowers and mature trees. The rear garden backs onto a field at the rear and the boundaries are a mixture of fencing and stone walling. To the front electric gates open onto a sweeping gravel drive that gives vehicular access to the garage and provides ample off road parking



and turning space. Steps to the rear of the lodge climb to a patio area and the tennis court.

Open fronted double garage and games room:

Garage Area: 27' 0" x 18' 8" (8.24m x 5.70m)

Light and power connected, loft storage.

Gym/Games room: 18' 5" x 18' 3" (5.62m x 5.56m) Two sets of French doors with side windows open to the side, alarm system and two wall hung electric heaters. This building has the potential for conversion to an annex with relevant permissions and we understand water has been run to the corner of the garage already.

Entertaining Area:

Lodge: 11' 6" x 11' 6" (3.51m x 3.51m) Two Rear Storage Rooms x 2 : 8' 11" x 4' 11" (2.71m x 1.51m) This area has a lodge with covered area to either side, ideal for alfresco dining and a hot tub (available by separate negotiation), a custom built pizza oven and patio. The lodge has an air conditioning unit and the two rear store rooms both have light and power.

Rear Garden: Stone steps rise a path that runs to various sitting areas, an expanse of lawn has a variety of well stocked beds and mature trees positioned throughout it with some hard landscaping and borders.

Workshop/ Mower shed:

Workshop: 15' 5" x 7' 9" (4.71m x 2.36m)

Mower Shed: 15' 5" x 10' 10" (4.71m x 3.30m)

Both have light and power connected.

Summer House: 11' 7" x 7' 11" (3.54m x 2.41m)

Light and power connected.

Directions:

On entering Pisbury from the Long Sutton direction take the second right onto the private close of Level View and the property is located through the black metal gates straight ahead.

Services: Mains gas, electric, water and sewerage are all connected.



Amenities: Pisbury is a small rural hamlet on the edge of Huish Episcopi which is less than one mile from the town of Langport. Langport has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well-known Huish Academy and Sixth Form. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.

VIEWINGS BY APPOINTMENT

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Disclaimers: 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



1ST FLOOR



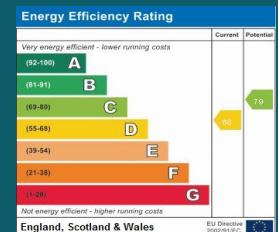
TOTAL FLOOR AREA : 3046sq.ft. (283.0 sq.m.) approx.

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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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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