



Leafy Brook Farm, Picts Hill,
Langport, Somerset, TA10 9EZ

Auction Guide Price
£265,000+, Plus Fees
3 bedrooms
Ref:EH001440



ENGLISH HOMES



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Overview

- Online Auction 15th June 2023
- Plot of approx. 0.19 acres
- Attached workshop
- Versatile living accommodation
- Detached summer house
- Space to form a parking area



A fabulous opportunity to acquire this detached two-storey cottage with versatile accommodation and gardens front and rear, sitting on a plot extending to approx. 0.08 hectares (0.19 acres). There is an addition of an attached workshop store and detached summer house, whilst at the bottom of the garden is a large Nissen hut with potential, and space to form a parking area. The cottage would also benefit from further extension, subject to all necessary consents being obtainable.



AGENTS NOTE:
Lot 21 – LEAFY BROOK FARM, PICTS HILL,
LANGPORT, SOMERSET, TA10 9EZ Auction
Guide Price – £265,000 - plus Plus fees The
property is to be offered online by Clive
Emson Auctioneers on 15 June 2023 To
register to bid, view legal documentation or
for general auction enquiries please contact
the auctioneers or visit their website
cliveemson.co.uk

Accommodation:

Ground Floor:

Living room, dining room, kitchen/breakfast room, office area, bedroom/further sitting room, and family bathroom.

First Floor:

Landing, two bedrooms and cloakroom W.C.



**Outside:**

Walled garden to the front of the property and a rear garden laid to patio and lawn, attached workshop/store, detached summer house, Nissen store and hard standing.

Council Tax Band E

Local Planning Authority:

Somerset Council Tel: 0300 123 2224
Website: somerset.gov.uk

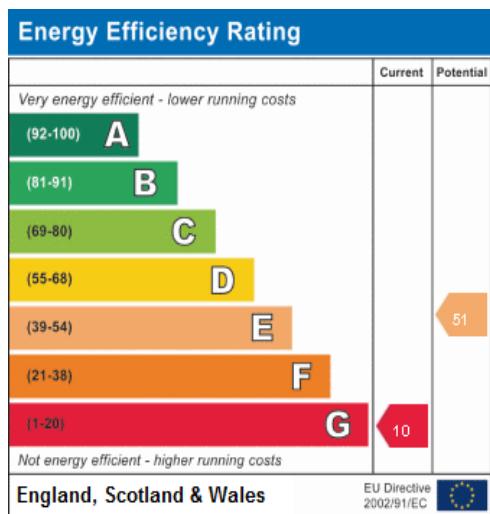
Directions:

The property can be located via the What3Words app using //vowed.bared.walnuts

Freehold with Vacant Possession**Amenities:**

The property is situated on the outskirts of Langport, a popular town with local amenities including schools and country walks locally. Somerton is only three miles away and the A303 and larger towns are close by and give excellent road and rail access to Waterloo and Paddington stations. The Dorset coastline lies twenty five miles away.





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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.