



STAGS

Presbytery Cottage

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St Gildas Convent, The Hill, Langport, TA10 9QF

A303 8 Miles Yeovil 13 Miles

- Renovated Character Cottage
- High Quality Fixtures and Fittings
- 2 Double Bedrooms
- 2 Bathrooms
- 2 Reception rooms and Kitchen/Diner
- Private Off Road Parking
- Detached Garden

Guide price £249,950

THE PROPERTY

Presbytery Cottage is a fine example of how a character cottage can be transformed into a beautiful, quality home. As part of the former St Gilda's Convent, the property exhibits several character features but is not listed; a factor which has facilitated the renovation project as well as enabled the addition of the usual modern comforts, including a gas fired central heating system and beneficial alterations to the internal layout. Throughout this programme of improvements, great care has been taken to ensure that works have been carried out to an exacting standard and with great sympathy to the building's origins, and it is clear to see that high quality fixtures and fittings have been selected to ensure that the new owners of this property can enjoy a sense of comfort and luxury expected from a new build without compromising on the appeal of an older home.

The list of works carried out as part of this project is extensive to say the least. In addition to the visible improvements, such as new kitchens and bathrooms, attention has also been paid to elements of the property which are not immediately apparent; the electrical and plumbing systems have both been renewed, and a gas-fired central heating system has been installed. The property has been re-plastered throughout and decorated in a palette of fresh, bright neutrals; the perfect complement to the new carpets which have been laid in many rooms as well as the original tiled and flagstone floors in the front and rear hallways.

Internally, the accommodation is arranged in a simple, classical layout with two reception rooms and a well proportioned kitchen/breakfast room on the ground floor and two bedrooms, one with an en suite shower room, and the family bathroom upstairs. Each of the bedrooms



A newly renovated historic cottage with 2 double bedrooms, 2 bathrooms, off road parking and garden.





benefits from a feature fire place, and throughout the property several refurbished original windows, particularly to the front aspect, serve the dual purpose of ensuring that the rooms are filled with natural light as well as contributing to the overall charm and character of the cottage, both inside and out. Every selection of the fixtures and fittings has been effortlessly successful, from a fitted kitchen of traditional Shaker-style units and high quality appliances with a wooden work surface to the contemporary bathroom suites, and bespoke internal doors provide constant reminders of the great care and attention with which this property was restored.

OUTSIDE

The property can be approached through double wooden gates which lead into an enclosed, private courtyard area offering off road parking for 2 cars, or potential for use as a walled garden. A short distance from the property is an allocated area of garden which is currently laid to lawn but offers excellent potential for landscaping to suit the needs and interests of the incoming purchaser.

SERVICES

Mains electricity, water, drainage and gas. Gas fired central heating.

SITUATION

The property is situated in a Conservation Area within walking distance of the town centre of Langport; a picturesque market town with a healthy range of amenities including a variety of independent retailers, health care facilities, restaurants, cafes and pubs. The large towns of Yeovil and Taunton are both within an easy commute, where there are broad ranges of businesses, out-of-town and high street retail options and leisure opportunities.

Transport links are good with the A303 within easy reach and the nearest motorway junction at Taunton (J25 of the M5). Mainline stations in Yeovil and Taunton, as well as smaller towns nearby such as Crewkerne and Castle Cary, offer regular services to a variety of destinations, including a choice of London stations (Waterloo from Yeovil and Crewkerne, Paddington from Taunton and Castle Cary).

Education is well catered for in the area with a selection of highly reputed state and independent schools for children of all ages within easy reach including Taunton Schools, Sherborne Schools, Hazelgrove and Millfield at Street.

VIEWINGS

Strictly by appointment with the vendors' selling agents, Messrs. Stags, Yeovil Office, telephone 01935 475000.

DIRECTIONS

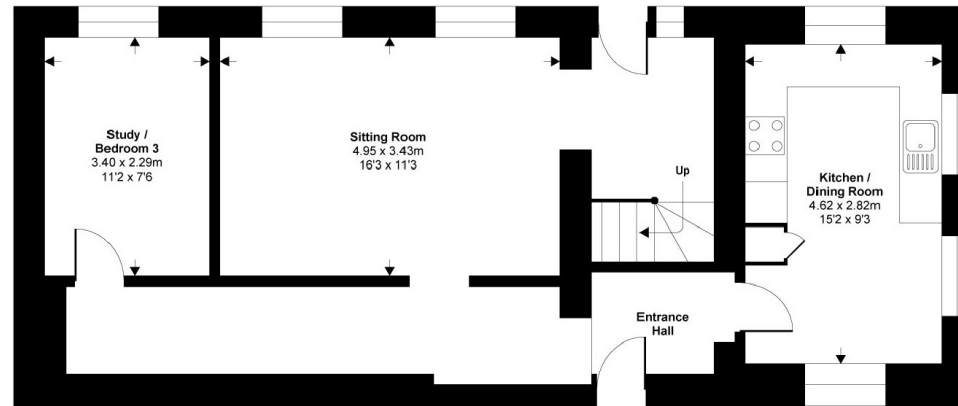
From the A303 follow the A372 towards Langport and turn left on the sharp left hand bend in Huish Episcopi by St Mary's Church. Continue along this road and shortly after passing through the archway, known as The Hanging Chapel, turn right opposite All Saint's church. The property can be found immediately on the right.



Approx. Gross Internal Floor Area
109.3 Sq Metres 1177 Sq Ft



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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