

Langland House Langland Lane | Bridgwater | TA7 9HR FREEHOLD

£550,000

# PROPERTY SUMMARY



Nestled in the serene countryside of Catcott,, this substantial house on Langland Lane offers a wonderful opportunity for those seeking a spacious family home. With its generous layout, the property boasts a master bedroom complete with an ensuite bathroom, alongside three additional well-proportioned bedrooms, making it ideal for families or those who enjoy having extra space for guests.

While the house is in need of modernising, it presents a blank canvas for potential buyers to infuse their personal style and preferences. The expansive living areas provide ample room for both relaxation and entertaining, ensuring that this home can cater to a variety of lifestyles.

One of the standout features of this property is the beautiful, large garden, which offers a perfect retreat for outdoor activities, gardening, or simply enjoying the tranquillity of the countryside. The double garage adds further convenience, providing ample storage space for vehicles and other belongings.

This property is a rare find, combining the charm of country living with the potential for modernisation, making it an excellent choice for those looking to create their dream home in a picturesque setting. Don't miss the chance to explore the possibilities that await in this delightful house.

NO ONWARD CHAIN

## Entrance Hall

Doors to living room, kitchen breakfast room, dining room, cloakroom and WC. Radiator. Stairs to First Floor

## Living Room

29'6" x 13'9" (8.99m x 4.19m)

UPVC double glazed window to front, two radiators, double glazed sliding doors leading onto rear patio. Open fireplace

## Dining Room

14'3" x 12'1" (4.34m x 3.68m)

UPVC double glazed window to rear, radiator and serving hatch to kitchen breakfast room

## Kitchen Breakfast room

21'0" x 14'6" (6.40m x 4.42m)

Fitted kitchen with a range of wall, base and drawer units, work surface on top. One and a half stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Built in double electric oven and four ring electric hob. UPVC double glazed window to front and double glazed sliding doors leading to rear patio. UPVC double glazed side door

## WC

Low level WC with storage under, wash hand basin, UPVC double glazed window to side

## Stairs to first floor

## Landing

Doors to master ensuite bedroom, three further bedrooms and family bathroom. UPVC double glazed window to front. Radiator.



Detached House

Double Glazed

Solar Panels

Master En-suite

Double Garage

Large Gardens

Driveway and Parking

NO ONWARD CHAIN



**INTERESTED IN THIS  
PROPERTY**

**Need to sell first?**

Please call us on

**01458 888 020**

to arrange

**A FREE**

**MARKET APPRAISAL**

**MORTGAGE ADVICE**

Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole of the market for mortgages?

Tor Finance will assess your needs and recommend the most suitable Mortgage product available to you.

Tor Finance can assess your needs via a free initial consultation and recommend the most suitable Mortgage product available to you.

Please call us on  
**01458 888 020 ext 3**  
to arrange  
**A FREE INITIAL  
CONSULTATION**

Your property may be repossessed if you do not keep up repayments on your mortgage



**Master Bedroom**

21'7" x 13'9" (6.58m x 4.19m)

UPVC double glazed window to rear, radiator, door to ensuite.

**En-suite**

Low level WC, wash hand basin, panel bath. UPVC double glazed window to front. Heated towel rail.

**Bedroom**

14'3" x 12'0" (4.34m x 3.66m)

UPVC double glazed window to rear, radiator.

**Family Bathroom**

Four piece suite comprising low level WC, wash hand basin, corner bath and bidet. Walk in shower. UPVC double glazed frosted window to front. Radiator and heated towel rail

**Bedroom**

14'6" x 12'1" (4.42m x 3.68m)

UPVC double glazed window to rear, radiator

**Bedroom**

**Bedroom**

9'9" x 10'8" (2.97m x 3.25m)

UPVC double glazed window to front, radiator.

**Outside**

**Double garage**

18'5" x 18'5" (5.61m x 5.61m)

One electric door, one up and over door, power and light. Door to side and window to rear.

**Outbuilding**

10'4" x 8'2" (3.15m x 2.49m)

Power and light, window, sink

**Second outbuilding**

10'4" x 8'2" (3.15m x 2.49m)

light, window

**Rear Garden**

Patio and entertaining area, garden mainly laid to lawn with various plants trees, shrubs and bushes. Enclosed with a mixture of stone wall and wooden fencing.



## Front of property

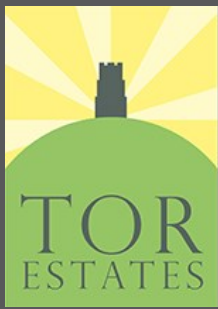
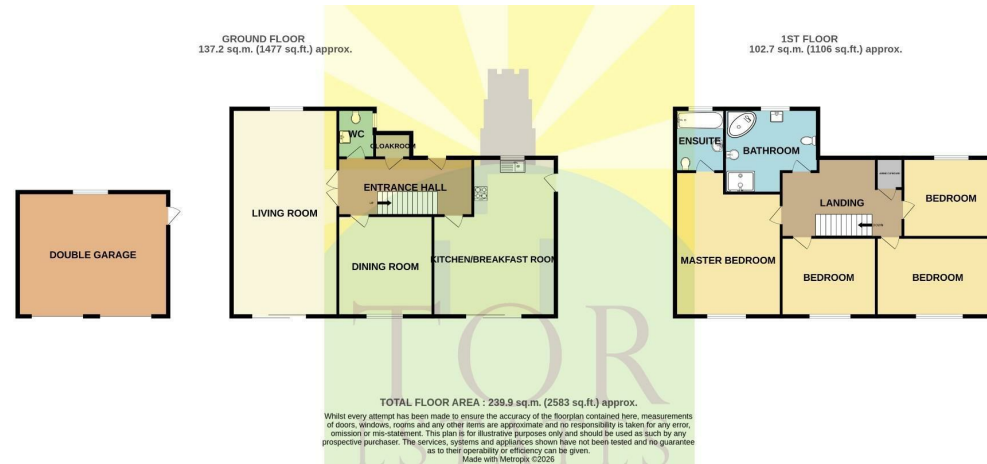
Driveway with parking for several cars. Front lawn bordered with flowers and plants.

## Solar panels

The property benefits from having solar panels

## Catcott Ammenities

Catcott is a favoured Polden Hill village which lies approximately eight miles to the east of Bridgwater and four miles to the west of Street. Within the village there is a primary school, local shop and two public houses. On the border of Catcott and Edington you can find a doctor's surgery. Street is a thriving mid Somerset town famous as the home of Millfield School, Clarks Shoes and more recently Clarks Village shopping centre complementing the High Street shopping facilities. Street also provides Crispin Secondary School, Strode College, a theatre, open-air and indoor pools and a choice of pubs and restaurants. The historic town of Glastonbury is approximately eight miles away and boasts a variety of unique local shops. The Cathedral City of Wells is fourteen miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is six miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.



## LETTINGS

Call us today for more information

- Vacant Management
- Tenant Find
- Full Management
- Refurbishment Management
- Block Management
- Commercial Lets

01458 888020

20 High Street  
Glastonbury  
BA6 9DU

73 High Street  
Street  
BA16 0EG

[www.torestates.co.uk](http://www.torestates.co.uk)

[info@torestates.co.uk](mailto:info@torestates.co.uk)  
[lettings@torestates.co.uk](mailto:lettings@torestates.co.uk)  
[mortgages@torestates.co.uk](mailto:mortgages@torestates.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

