



Swanston Bicknells Bridge



# Swanston Bicknells

Huish Episcopi, Langport, Somerset TA10 9HH

Langport 1 mile. Yeovil 12 miles. Taunton 13 miles.

Excellent smallholding centred on a 4 bedroom detached house with a 1/2 bedroom annexe/cottage, excellent range of outbuildings and land of 3.88 acres and bounded by the Rivers Yeo and Parrett

- 4 Bedroom detached house
- 1/2 Bedroom annexe/cottage
- Excellent range of outbuildings
- Paddocks and gardens of 3.88 acres
- Fishing rights on the Rivers Yeo and Parrett
- Wonderful country views
- Walking distance of Langport

Guide Price £750,000

## SITUATION

Swanston is located in an enviable position within Huish Episcopi, close to the popular town of Langport. Here a good range of day-to-day facilities can be found including a Tesco supermarket, various cafes, hotel and public houses, primary and secondary schools, along with various activities including water sports on the Rivers Parrett and Yeo and wonderful walks in all directions. The A303 is also accessible within 8 miles, providing excellent links to the rest of the country and the major towns of Yeovil and Taunton are within 12 and 13 miles respectively, where an excellent range of shopping, recreational and scholastic facilities can be found.

## DESCRIPTION

Swanston is centred on a 4 bedroom detached house, believed to date back to the 1920s and is constructed of blue lias stone with brick quoins contained beneath a tiled roof. It is set within attractive gardens and grounds with various orchards and paddocks adjoining the River Yeo and Parrett, over which there are fishing rights. The property also benefits from an additional annexe/cottage, again, constructed of lias stone, together with an excellent range of outbuildings including stabling, workshops and various field shelters.



## ACCOMMODATION

Entrance porch with quarry tiled floor and glazed door to hallway with stairs to first floor with cupboard under. Study/dining room with marble fireplace, picture rail and views from two aspects. Opposite is the sitting room with a recessed log burner, and shelving. Glazed door leading to the sunroom, being glazed on three sides with a tiled floor and also housing the Grant oil-fired boiler and French doors to garden. A further door leads back into the kitchen/dining room, a spacious room with Belfast sink with slate drainer with cupboards under and 2 further cupboards with wooden worktop. Recessed solid fuel Rayburn and shelving to side together with tiled flooring throughout. Adjoining utility room with tiled floor, space for washing machine together with larder and adjoining cloakroom. Further door to useful lean-to/boot room with Belfast sink on brick pillars, concrete floor, power and light and French doors to garden.

On the first floor can be found four double bedrooms, three with wonderful views from two aspects and cast iron fireplaces, together with a family bathroom comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC and airing cupboard.

## ANNEXE/COTTAGE

Side porch with door leading to garden room/bedroom, with a tiled floor and large picture windows and door leading to sitting room with log burner, tiled floor, exposed beams and spiral staircase to first floor. Steps leading up to kitchen, comprising single drainer stainless steel sink unit with adjoining worktops with a range of cupboards and drawers. Vaulted ceiling and exposed stonework. Airing cupboard also housing the Grant oil-fired boiler.

On the first floor is a bedroom with views from two aspects and exposed stonework.

## OUTBUILDINGS

The property enjoys an excellent range of mainly timber outbuildings, including the barn providing stabling and tractor shed. Large workshop connected with power and light with various lean-to's providing storage and 2-bay barn to rear. There are also various field shelters, chicken house and sheep field shelters.

## OUTSIDE

The property is approached over a gated driveway providing ample parking and turning. To the front is a lawned garden with various shrubs, bushes and trees together with a selection of soft fruits including gooseberries and blackcurrants. Adjoining is a vegetable garden together with an orchard area with a fine selection of fruit trees including pear, apple and plum. There are four adjoining paddocks which are bounded by the River Yeo and Parrett. With the Home Paddock there are a selection of plum trees, including a walnut and willow tree and chicken house. Middle Paddock has a selection of pear, plum and damson trees, beyond which is Long Strip Paddock leading to Hay Field. From here there is a gated access onto Huish Drove. In total the grounds extend to approximately 3.88 acres.

## SERVICES

Mains water and electricity are connected. Private drainage. Oil-fired central heating.

## VIEWING

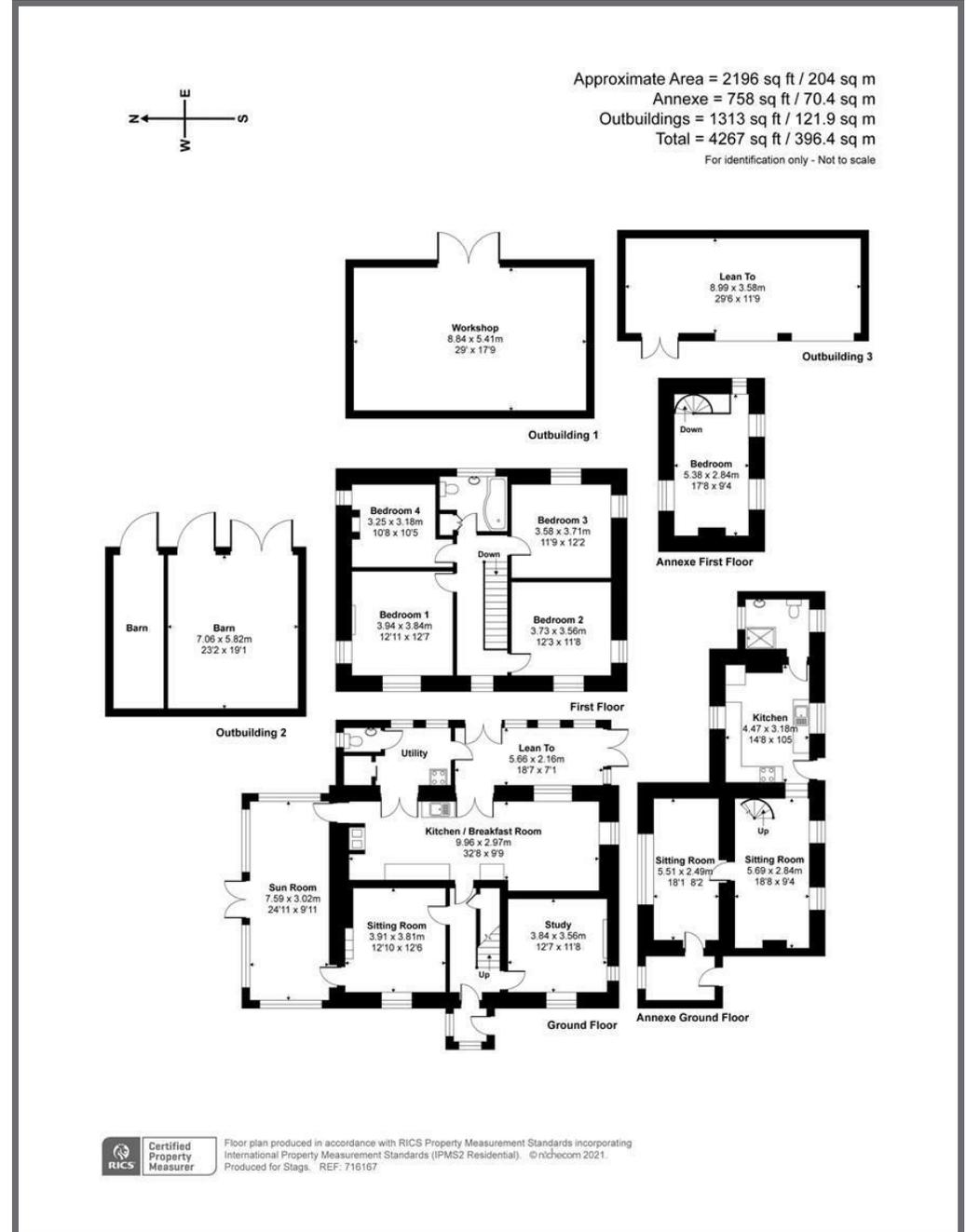
Strictly by appointment with the vendor's selling agent Stags Yeovil office Tel: 01935 475000

## DIRECTIONS

From the centre of Langport, by the Lanport Arms Hotel, turn up onto The Hill passing beneath The Hanging Chapel, then after a short distance turn right, signposted Muchelney. After approximately ¼ mile and just past the entrance to the abattoir, Swanston will be seen on the right hand side.



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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>49</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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