



THE OLD RECTORY
THE HILL, LANGPORT, SOMERSET

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A particularly handsome period house, listed Grade II, built in the late Georgian era exhibiting many features expected in a house of its age set on high ground within walking distance of the town amenities.



DISTANCES (approximate)

CURRY RIVEL 2.2 MILES

ILMINSTER 10.3 MILES

STREET 10.5 MILES

GLASTONBURY 12.6 MILES

TAUNTON 14.6 MILES

BRISTOL 49.4 MILES

LONDON PADDINGTON 1.45 HOURS
ON THE FAST SERVICE

FEATURES

- Reception Hall
- Sitting Room
- Dining Room
- Drawing Room
- Kitchen/Breakfast Room with AGA
- Cloakroom
- Pantry
- Garden Room
- Spacious Cellars
- Two Store Rooms
- First Floor Principal Bedrooms including the principal En Suite Bedroom
- Three Further Bedrooms
- Two Second Floor Bedrooms
- Large Bathroom
- Attic Storage Space
- Off Street Gravelled Parking
- Delightful Walled Gardens with Open Views



LOCATION

The Old Rectory stands proudly behind a high privet hedge and railings and is set on high ground within a short walk of excellent day to day amenities found in the town. Langport is a small thriving town becoming increasingly popular, partly due to the wide range of facilities, which include a small arcade of shops, including a traditional butcher, grocer, bakery and a stylish restaurant café and delicatessen known as 'The Kitchen' and other shops include boutique gift shops, interior design shops. There is also a large Tesco store, cafes with bicycle hire and the river provides a great deal of wildlife and recreational activities. Curry Rivel, Ilminster, Glastonbury and Taunton, are all within easy reach and offer a full range of sporting, recreational, shopping and arts facilities. Communications to this part of the world are excellent with the A303/M3 to London; the A303 dual carriageway is about 5 miles away and also leads to the M5 at Taunton via the A358. Railway connections are also good with Castle Cary and Taunton serving London Paddington and Yeovil/Sherborne serving London Waterloo.

THE PROPERTY

Of typical symmetrical design, The Old Rectory is built of mellow brick construction with half pane sash windows, and a lead canopy porch. This lovely old house is believed to date back to the late eighteenth century and was once owned by a banking family which established National Westminster Bank; the house remained in private ownership until passing to the church in about 1920. A panelled front door opens out to reveal a wide reception hall filled with natural light and leads to three excellent, well proportioned reception rooms. The drawing room lies to the rear of the house with handsome fireplace and exquisite ceiling cornice and French doors into the garden room. The sitting room has a fireplace with stone mantelpiece and wood burning stove and an arrangement of built-in cupboards, ceiling cornice and double aspect. The dining room also elegant, well proportioned room has a marble fireplace, ceiling cornice and a hatch through to the kitchen/breakfast which in recent years has been refitted and has a gas-fired three oven AGA set within a traditional fireplace with mantelpiece. The kitchen is well fitted and has an induction hob and cooker. There is a lobby from the kitchen leading out to the garden room having lovely views of the gardens and playing fields beyond. The cellars have good ceiling height and include a utility area with sink unit, plumbing for washing machine, boiler room with a gas fired boiler and two store rooms.

A fine turning staircase leads to the first floor landing with beautiful archtop small pane window enjoying lovely outlooks and leads to a bedroom with built in cupboards and good outlooks. There is a spacious shower room off this landing. There is an inner landing with second bedroom with fireplace, built in cupboards and shelves. The principal bedroom lies to the front of the house with a spacious en suite bathroom with panelled bath, shower, washbasin, WC and built in airing cupboard. There is a further bedroom on the first floor with fireplace and a further staircase leads up to the second floor landing with two good sized bedrooms and a spacious bathroom having access to ample loft space.



GARDENS

A carriage drive leads into the front of the house to provide ample parking. The rear gardens are gently sloping, walled and are mainly lawned and have lovely outlooks over the playing fields. There are a variety of mature shrubs, a protected sitting out terrace and small kitchen garden. There is a chicken run with coop.

PROPERTY INFORMATION

Post Code: TA10 9QF.

Services: Mains Water, Electricity and Drainage. Gas Fired Central Heating.

Council Tax Band: G. **EPC Rating:** F.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset TA1 4DY. Telephone: 0300 123 2224. www.somerset.gov.uk

Contents, Fixtures and Fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, carpets and curtains, garden ornaments etc. are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with the sole agents Jackson-Stops Taunton office: 8 Hammet Street, Taunton, Somerset TA1 1RZ. Telephone: 01823 325144. Sherborne Office: 2 Hound Street, Dorset DT9 3AA. Telephone: 01935 810141.

Details prepared and Photographs taken March 2026.

For sale by private treaty with vacant possession on completion.

LOCAL DIRECTIONS (POST CODE: TA10 9QF)

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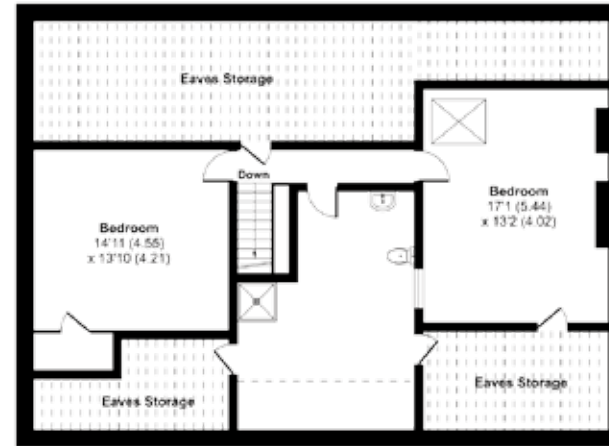


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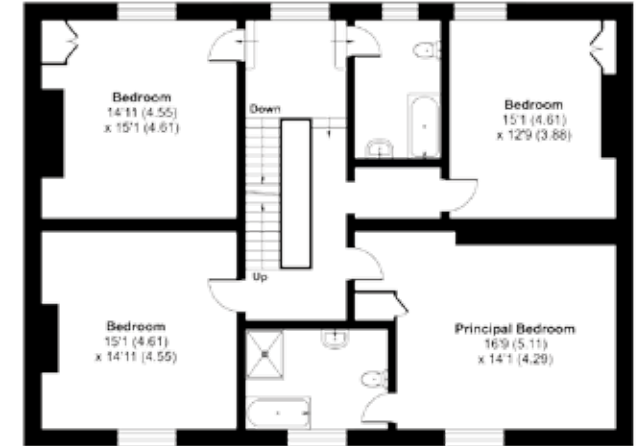
NB. This Floor Plan is for illustrative purposes only.
All dimensions are approximate.

Denotes restricted
head height

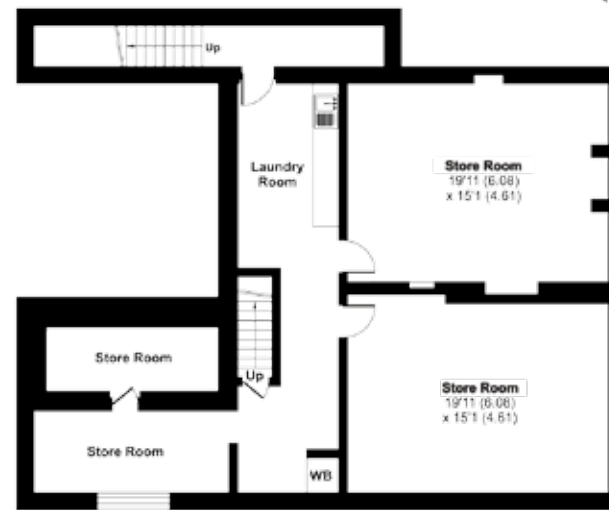
Approximate Area = 4874 sq ft / 906.6 sq m
Including Limited Use Area(s) = 656 sq ft / 60.9 sq m
Total = 5530 sq ft / 513.7 sq m



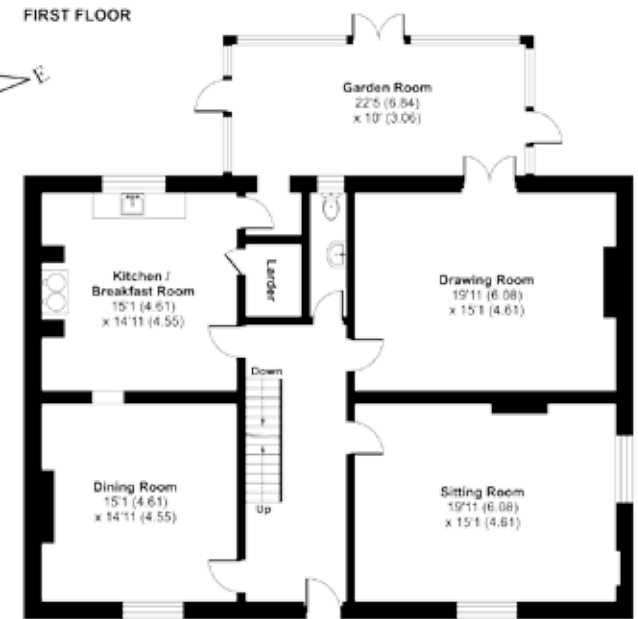
SECOND FLOOR



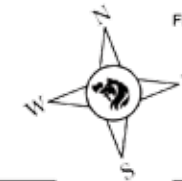
FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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JACKSON-STOPS



PROPERTY EXPERTS SINCE 1910