



## Park Farm

Park, Pitney, Somerton TA10 9AU

George James PROPERTIES  
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# Park Farm

Park, Pitney, TA10 9AU

Guide Price - Offers in the Region Of £1,500,000

Tenure – Freehold

Local Authority –Somerset Council

## Summary

Park Farm is a beautiful Grade II listed farmhouse set in this truly idyllic rural location with breathtaking uninterrupted country views. The property is presented in excellent order throughout and has undergone many improvements by the current owners. The house retains many original character features including large inglenook fireplaces with wood burning stoves, flagstone floors, beamed ceilings and some exposed Oak and Elm timbers. All the radiators have been replaced with a attractive decorative Victorian style. The spacious accommodation offers superb comfortable living areas with large reception rooms and bright kitchen/breakfast room with a four oven AGA. There are five bedrooms with an impressive principal bedroom suite including en-suite with views from a Juliet balcony and dressing room. The farmhouse is set in 10 acres made up of gardens and paddock areas suitable for equestrian use. There is a comprehensive range of stone outbuildings and garaging along with a self contained holiday cottage/annex.

## Agents Note

There is an additional parcel of woodland (14 acres) available by separate negotiation

## Situation and Amenities

Park Farm is situated off the beaten track, occupying a slightly elevated position with panoramic views. Park is only a short distance from Somerton and the current owners often walk or cycle into the town. Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There are good levels of amenities including some local, independent shops which you might like to explore throughout the town with quaint cafes where you can spend a day relaxing and enjoying lovely food within the beautiful old charm of a Market town. Somerton also offers a bank, library, doctor and dentist surgery; there are also several public houses, restaurants, churches and primary schools within the town. The Old Town Hall now houses the ACEArts Gallery and craft shop who present a varied, stimulating programme of exhibitions and related events throughout the year. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in



Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking central London and the South West; the M5 can be joined at junction 23.

#### Services

Mains electricity connected. Private water and drainage. Oil fired central heating to radiators.

#### Entrance Hall

A traditional through passage hallway with flagstone floor and staircase, radiators.

#### Drawing Room 18' 11" x 16' 2" (5.76m x 4.92m)

With stone fireplace housing a cast iron wood burning stove, radiator.

#### Snug 10' 6" x 14' 7" max (3.20m x 4.44m max)

With fireplace housing a cast iron wood burning stove, walk in cloaks cupboard, radiator.

#### Dining Room 18' 8" x 14' 6" (5.70m x 4.43m)

With large beamed inglenook fireplace housing a cast iron wood burning stove and spacious storage cupboard to the side, radiator.

#### Sitting Room 18' 8" x 17' 10" (5.70m x 5.43m)

With large beamed inglenook fireplace housing a cast iron wood burning stove, radiators.

#### Study/Day Room 15' 10" x 14' 5" (4.82m x 4.40m)

With a range of fitted storage units, bookshelves and desk. French doors lead to the rear terrace, radiators.

#### Kitchen/Breakfast Room 29' 0" x 9' 11" extending to 16' 9" (8.84m x 3.01m extending to 5.10m)

Range of fitted base and wall kitchen units with four oven AGA, separate range cooker and space for large fridge freezer. Part vaulted ceiling with two roof windows and opening to the breakfast room area with a radiator, stable door to the rear terrace

#### Utility Room 10' 0" x 8' 6" (3.06m x 2.59m)

Space and plumbing for washing machine and tumble dryer, housing the boiler.

#### WC

With low level WC incorporating sink unit.

#### Landing

Doors give access to substantial eave storage area, with radiators.

#### Principal Bedroom 19' 6" x 16' 8" (5.94m x 5.09m)

Window seat, two radiators and door to:-



**En-Suite Bathroom** 16' 0" x 9' 0" (4.88m x 2.74m)

With French doors and Juliet balcony, centre of the bathroom is a free standing roll edge bath where you can enjoy splendid views over your grounds and woodland. There are twin wash hand basins, WC and large shower cubicle. Towel radiator. The bathroom opens to the dressing room.

**Dressing Room** 16' 0" x 11' 0" (4.88m x 3.35m)

With a range of fitted wardrobes, radiator.

**Bedroom 2** 12' 6" x 9' 10" (3.82m x 2.99m)

With large walk in wardrobe. Window seat and radiator.

**En-Suite Shower Room**

With low level WC, wash hand basin and shower cubicle.

**Bedroom 3** 12' 5" x 11' 7" (3.79m x 3.52m)

With built in storage cupboard, radiator

**Bedroom 4** 12' 6" x 9' 3" (3.81m x 2.82m)

Window seat and radiator.

**Shower Room**

With low level WC, wash hand basin and shower cubicle.

**Attic Bedroom** 28' 2" x 10' 1" (8.58m x 3.08m)

This room is currently being used as a treatment room but would suit as a fifth bedroom or workroom. Dormer window to the front and access to two attic storage rooms.

**Stone Store** 15' 11" x 14' 4" (4.86m x 4.36m)

**Stone Outbuilding** 32' 11" x 11' 2" (10.03m x 3.40m)

With workshop area and separate store room.

**Double Garage** 29' 9" x 19' 8" (9.06m x 6.00m)

Newly constructed from block clad elevations and white Lias/brick under a pitched tiled roof. Attic roof storage and EV charger.

**Holiday Cottage/Annex**

This comfortable self contained holiday cottage offers open plan living space with kitchen area, woodburning stove and shower room.

**Outside**

Approached along a sweeping tree lined drive to a parking area, gates lead to a further enclosed parking area and garage. There are formal, landscaped gardens surrounding the house with private south facing terrace, pergola and hot tub. Extensive works have been carried out to the front garden where the owners have created a wonderful part walled sunken Victorian style garden with fountain and pond, lawns, rose beds and gravelled paths. There is approximately 10 acres of garden and pasture/paddocks close to the house.







GROUND FLOOR



STUDIO ANNEX



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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