



Hillside Barn  
Pitney, TA10 9AQ

George James PROPERTIES  
EST. 2014



# Hillside Barn

Pitney, TA10 9AQ

Guide Price - £1,200,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

Hillside Barn is a beautifully presented property situated within this sought after village. The property offers excellent facilities including ample hard standing parking and a range of outbuildings. There is a private, enclosed courtyard garden with summer house and outside dining area, gardens and grounds of approximately 2 acres. The barn is a stunning five bedroom barn converted to an exceptionally high standard and since extended now offering well presented, spacious family accommodation with self contained annexe suitable for relatives or holiday lets.

## Services

Mains water, drainage and electricity are all connected. Electric air source heat pump provides hot water and central heating to radiators and some under floor heating. Council tax band G.

## Amenities

The small village of Pitney lies between Somerton and Langport with its own local church, village hall, farm shop and traditional pub. The nearest primary schools are at High Ham or Somerton and the well known Huish Episcopi Academy and Sixth Form in Langport. Somerton and Langport both offer a good level of local amenities including shops, bank, post office, library, doctors and dentist surgeries and free parking there are also several public houses and restaurants.

## Entrance Hall

With tiled floor, roof window, opening to a large inner hall with oak floor, built in cloaks cupboards and stairs to the first floor. Door to the courtyard.

## WC

With roof window, tiled floor, low level WC and wash hand basin with mirror over.

**Study** 13' 10" x 12' 6" (4.22m x 3.80m)

With window to the side, radiator and oak floor.

**Sitting Room/Snug** 20' 0" x 13' 7" (6.10m x 4.15m)

With window to the side, oak floor and bi-folding doors to the courtyard. Inset wood effect fire place.





**Ground Floor Bedroom** 12' 7" x 11' 1" (3.83m x 3.37m)

With window to the side and oak flooring. Large walk in wardrobe.

**En-Suite Shower Room**

With Low level WC, wash hand basin and fitted mirror fronted medicine cabinet. Shower cubicle with mains shower. Heated towel rail.

**Kitchen/ Dining Room** 31' 2" x 12' 2" (9.50m x 3.70m)

This spacious bright room has part glazed French doors to the courtyard and three roof windows. Fitted with a high quality kitchen incorporating oven, steam oven, microwave and coffee machine. Space for 'American' style fridge freezer. Large central island with quartz work surface and sink with boiling water tap and sparkling/spring water facility. Also within the island is a five ring induction hob, wine fridge and breakfast bar. Opening to:-

**Sitting Room** 17' 2" x 17' 9" (5.23m x 5.40m)

With window to the rear and large bi-folding doors to the courtyard. Porcelain tiled floor with under floor heating.

**Rear Hall**

Door to the rear yard and outbuildings.

**Utility Room** 13' 7" x 13' 1" (4.13m x 4.00m)

With window to the rear, porcelain tiled floor with under floor heating and a range of built in storage cupboards with sink. Space and plumbing for washing machine and tumble dryer.

**Landing**

With roof window and range of built in cupboards.

**Bathroom** 10' 11" x 6' 5" (3.34m x 1.95m)

With roof window low level WC and wash hand basin. Corner shower cubicle and panelled bath. Heated ladder towel rail.

**Bedroom 3** 13' 5" x 10' 7" (4.09m x 3.22m)

With roof window.

**Bedroom 2** 13' 11" x 12' 2" (4.24m x 3.70m)

With windows to the side and rear, built in wardrobes.

**En-Suite Shower Room** 9' 5" x 6' 3" (2.86m x 1.90m)

Low level WC, wash hand basin and shower cubicle with mains shower and roof window. Ladder towel rail.

**Bedroom 4** 12' 3" x 10' 7" (3.74m x 3.22m)

With roof window.

**Principal Bedroom Suite** 18' 4" x 11' 6" (5.60m x 3.50m)

Range of built in wardrobes, roof windows to either side and French doors with glass Juliet balcony overlooking the gardens and land.





**En-Suite Shower Room** 11' 2" x 5' 8" (3.40m x 1.73m)

With roof window, low level WC and wash hand basin. Shower cubicle with digital shower. Ladder towel rail.

**Annexe**

The annexe is detached from the house and offers comfortable accommodation suitable for relatives or would work well as a holiday or short term rental. There is an open plan living area with fitted kitchen and bedroom with door to a shower room. The kitchen comes complete with dishwasher, washing machine, cooker and fridge.

**Outside**

There is a gravel parking area in front of the property with electric vehicle (EV) charging point. Gates give access to the side yard and the enclosed garden courtyard. To the other side of the property a metal vehicular gate gives access to a large hard standing parking area suitable for larger vehicles/trailers etc. There is a private enclosed garden courtyard with access from the main living areas. Mainly laid to gravel and patio with summerhouse and covered barbeque/dining area. A pedestrian gate and steps lead to the lawned gardens.









GROUND FLOOR  
2001 sq. ft. (185.9 sq.m.) approx.



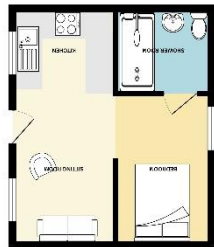
1ST FLOOR  
3324 sq. ft. (308.9 sq.m.) approx.



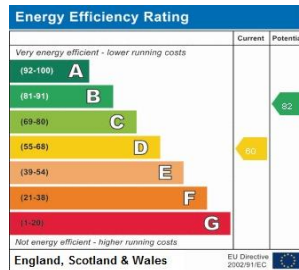
TOTAL FLOOR AREA: 3325 sq.ft. (308.9 sq.m.) approx.

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.  
Made with Mirogic 6/2024

Small text block, likely a disclaimer or note.



Small text block, likely a note or disclaimer.



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.