



Hollis Corner

Rectory Hill, Pitney , TA10 9AQ

George James PROPERTIES
EST. 2014

Hollys Corner

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Guide Price - £735,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Hollys Corner is a brand new detached natural stone split level house built by a reputable local developer to an exceptionally high standard with high quality fittings and excellent attention to detail throughout. The well designed accommodation offers unique and spacious open plan modern living. The stunning main living area is flooded with natural light and includes a quality kitchen and vaulted ceiling, this room is designed to mix internal living space with the sunny aspect of the large outside terrace. Two sets of bi-folding doors bring the garden and living area together, ideal for entertaining. Solid oak stairs lead to a raised seating/study area with glass balustrade over looking the kitchen. Also on the upper level is the impressive principle bedroom suite with dressing area and high end fitted en-suite bathroom. The property has been completed with quality a high priority and comes with a 10 year builders warranty.

Services

Mains water drainage, electricity and drainage are all connected. Electric air source heat pump provides hot water, under floor heating to the ground floor rooms and radiators to the first floor.

Entrance Hall

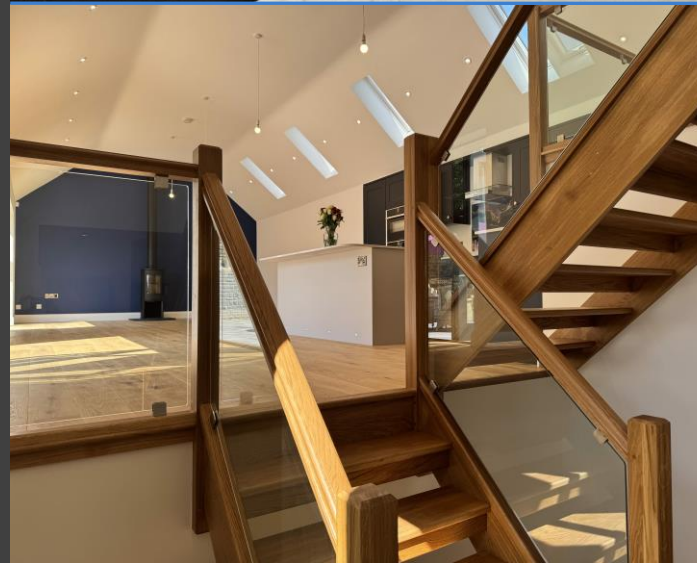
Entrance door leads to the entrance hall with high vaulted ceiling, oak flooring and built in cupboard.

Utility Room 7' 5" x 3' 1" (2.26m x .94m)

With base units, sink and space for washing machine. Built in cupboard housing hot water cylinder.

Sitting Room/Kitchen 35' 4" x 17' 3" (10.76m x 5.26m)

An impressive, spacious room with vaulted ceiling and four roof windows flooding this room with natural light. Two sets of bi-folding doors opening to the large garden terrace. Oak floor and free standing cast iron wood burning stove. High quality fitted kitchen comprising base and wall mounted units with quartz work surfaces over and sink with mixer tap. Appliances include fridge freezer, dishwasher, NEFF eye level double oven and five ring induction hob with extractor hood. Large central island unit with quartz top and breakfast bar.



Sitting/Study Area 10' 6" x 10' 5" (3.21m x 3.17m)

Enclosed by a glass balustrade over looking the main living area.

Bedroom 1 14' 8" x 9' 10" (4.47m x 3.00m)

With windows to the front, radiator and opening to a walk through wardrobe with roof window, built in wardrobe with hanging rail and shelving.

En-Suite Bathroom 11' 0" x 5' 11" (3.36m x 1.80m)

With roof window, bathroom suite comprising, panelled bath, large walk in shower cubicle with mains shower, vanity sink unit with WC and large mirror over with light. Heated ladder towel rail.

Bedroom 2 14' 8" x 9' 10" (4.47m x 3.00m)

With window to the front and side.

Bedroom 3 14' 9" x 9' 10" (4.50m x 3.00m)

With window to the side.

Shower Room

With large shower cubicle with mains shower, vanity sink unit with WC and large mirror over with light. Heated ladder towel rail.

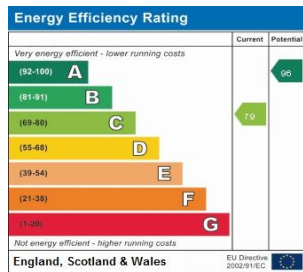
Outside

Vehicular entrance leads to a gravelled driveway and parking. A natural stone wall and steps with inset lighting lead to the large terrace with borders. The outside area has been carefully designed being south west facing and enclosed by a natural stone boundary wall.





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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