



Hillside Barn

Pitney, Langport, TA10 9AQ

George James PROPERTIES
EST. 2014

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Pitney, Langport, TA10 9AQ

Guide Price - £980,000

Tenure – Freehold

Local Authority –Somerset 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 and large gardens. 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.





GROUNDFLOOR
2001 sq.ft. (185.9 sq.m.) approx.



1ST FLOOR
1324 sq.ft. (123.0 sq.m.) approx.

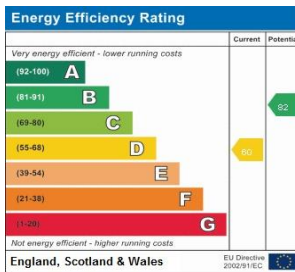


GROUNDFLOOR
274 sq.ft. (25.4 sq.m.) approx.



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.
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