



Peeler's Barn
Pitney, TA10 9AQ

George James PROPERTIES
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Peelers Barn

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Guide Price - £650,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Peelers Barn is a wonderful detached converted barn, offered to the market with no onward chain and packed full of character features such as exposed stone and beams. From the large gated driveway, you are greeted with idyllic outside space, including large lawn, trees, patio areas and your very own stream, often home to a family of ducks. There is a large two storey outbuilding, ripe for conversion into additional accommodation, offices or recreational space for teenagers/relatives. The property has belonged to the same family for some time, and is now ready for some new life and ideas to be brought to life, with general modernisation required throughout. Internally, the vast living accommodation includes a downstairs WC, study/bedroom five, kitchen/diner with utility room and a large living room with windows on all sides - ideal for taking in the views of the garden and stream. There are four further bedrooms upstairs, the master being an impressive room with beautiful exposed beams, with an ensuite to bedroom two and a family bathroom. Situated in the sought after village of Pitney, this property would suit anyone looking to move to the countryside into a truly charming home.

Services

Oil fired central heating (boiler installed approx. 4 years ago), mains electricity, water and drainage connected. Council Tax Band F.

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 Hallway

2x radiators, understairs cupboard, stairs to first floor.

Downstairs WC

With window to side, radiator, low level WC, corner sink.

Living Room 20' 5" x 17' 9" (6.23m x 5.40m)

An impressive, light room, with steps down from the hallway, floor-ceiling windows to rear and side, door to front garden and sliding doors to rear garden, 2x radiators, tv point, stunning stone inglenook fireplace with wooden lintel and inset wood burning stove and bread oven.



Study/Bedroom 5 8' 0" x 6' 11" (2.45m x 2.11m)

With doors to front garden, radiator.

Kitchen/Dining Room 18' 1" x 13' 5" (5.52m x 4.08m)

With windows to front and rear, 2x radiators, range of matching wall and base units, space for dishwasher, one and a half sink with drainer, 4-ring electric hob and oven, breakfast bar.

Utility Room 7' 6" x 7' 0" (2.29m x 2.14m)

With window to rear, radiator, floor mounted oil fired boiler (approx. 4 years old), range of worktops, cupboard and storage space.

First Floor Landing

With large window to side, 2x radiators, access to attic.

Bedroom 1 20' 5" x 18' 1" (6.22m x 5.51m)

With steps down from the landing, window to side, 2x skylight windows, 3x built in wardrobes, 2x radiators, tv point, beautiful exposed beams.

Bedroom 2 13' 1" x 8' 11" (3.98m x 2.72m)

With low level window to front, radiator, decorative exposed stone, build in wardrobe.

Ensuite Shower Room

With low level window to front, radiator, corner shower, low level WC, sink.

Bedroom 3 13' 0" x 9' 1" (3.97m x 2.76m)

With large window to side, radiator, built in wardrobe.

Bedroom 4 10' 2" x 6' 10" (3.09m x 2.08m)

With low level window to front, radiator.

Family Bathroom

With frosted window to rear, radiator, shower enclosure, bath with telephone shower, low level WC, sink.

Outbuilding 20' 8" x 15' 11" (6.31m x 4.86m)

With lighting and power. The ground floor is traditional workshop/garaging with a staircase leading to the first floor. Currently used for storage, there is tremendous potential to convert this building for a variety of different uses, as mentioned previously and subject to the correct permissions.

Garden

The property is sat on a plot of approx. 0.25 acres. A gated gravel driveway leads to plenty of parking, with areas of lawn, patio and hardstanding. To the rear of the property is an idyllic spot with a stream running past, often home to a family of ducks. There are a range of trees and shrubs, as well as an outside tap.



GROUND FLOOR

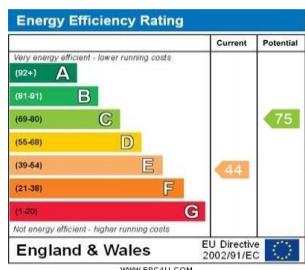


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.

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