

# Little Hayes

Whitehall, South Petherton, Somerset



# Little Hayes

Whitehall  
South Petherton  
Somerset TA13 5AQ

A unique and individual home in one of our most sought-after villages, beautifully marrying character and contemporary styling.



- Impressive, detached residence
- Close to beautiful countryside and village facilities
  - Excellent road links nearby
- Low maintenance modern living at its best
- Character features and natural materials throughout
- Scope for additional bedrooms on ground or first floor

Guide Price £950,000

Freehold

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## THE PROPERTY

For those seeking a truly unique home, this remarkable property has been completely reimagined by its current owner. From an existing residence, it has been transformed into a private, secure, and impressive living space. Ideally situated just a short walk from the charming village centre with all amenities within easy reach, it also lies a stone's throw from open fields and countryside walks. Perfect for those looking for a "lock up and leave" lifestyle or a low-maintenance outdoor space, the home boasts a sun-soaked southerly aspect at the rear and a layout designed for effortless entertaining with family and friends.







## ACCOMMODATION

The thoughtful use of materials such as Bath stone, oak, and glass throughout the property creates a sense of warmth and character. Every corner features a striking design element, adding to the home's unique charm. Underfloor heating extends across both the ground and first-floor living areas, ensuring a sleek, modern aesthetic while offering greater flexibility for furniture placement.

Upon arrival, the entrance vestibule immediately sets the tone with its elegant stone flooring and internal walls. An oak door leads into the integral double garage, which has been upgraded with quarry-tiled flooring and an internal partition, allowing each section to be used independently while retaining the convenience of electric-powered garage doors. The first section doubles as a secondary utility area, offering space for a washing machine and tumble dryer, a plant room at the rear, and a separate laundry cupboard with radiator. The larger second section of garage provides rear access to the garden and houses the wall-mounted gas central heating boiler. Additionally, the vendors have



installed an external power point at the rear of the garage, making it easier for future owners to switch to an Air Source heating system if desired.

In the hallway, the vendors have incorporated a well-designed ground-floor shower room, ensuring added convenience for the future. Beautifully finished, it features a contemporary suite with a generous shower and dual-head controls, a wall-hung washbasin, and a WC.

At the rear of the property, the kitchen and breakfast room benefit from an abundance of natural light, with doors opening directly onto the garden. This space seamlessly extends into the adjoining garden room, which features a vaulted ceiling and bi-fold doors on two sides, allowing for a fluid indoor-outdoor connection. The garden room also serves as a potential formal dining area if preferred. Thoughtfully designed, the kitchen boasts an impressive bespoke central island, complementary sage green cabinetry, granite worktops, and a stunning AGA for that "heart of the home" feeling. The adjoining room next

door with its walk-in pantry accommodates most of the integrated appliances, including an electric oven, microwave, coffee machine, full-length fridge, and matching freezer, as well as a convenient secondary sink in one corner.

The spacious dual-aspect living room at the front of the house provides ample flexibility for furniture arrangements, whether incorporating a dining table or opting for an oversized seating area. A flush-fitted media wall fire / virtual aquarium serves as a hassle free focal point and conversation starter.

Upstairs, the first-floor landing is particularly impressive, featuring a vaulted ceiling with large Velux window providing plenty of natural light from above, and a section of glass flooring that enhances the brightness of the space.

The master bedroom, positioned at the front of the house, is generously proportioned and was intentionally designed to be split into two rooms if desired. Its dual-aspect windows and spacious layout would allow for easy





reconfiguration, potentially creating a fourth bedroom and an additional family bathroom. As it stands, it is a luxurious master suite with built-in wardrobes and a private en suite shower room.

Two further double bedrooms each have their own high-quality en suite shower rooms. The second bedroom is particularly striking, featuring two balconies, including a glass Juliet balcony that overlooks the adjoining fields. Engineered oak flooring extends throughout the first floor, creating a cohesive and elegant finish.

## OUTSIDE

Approached via secure electric gates, with a telecom entry system the generous driveway provides plentiful off road parking and turning space for several vehicles along with access to the integral double garage if required. There is access to the rear on both sides of the house, with a particularly sizeable gravelled garden on the east side offering ample scope for keen gardeners to

create further garden should they wish. Across the rear the garden has a Mediterranean feel with its southerly aspect and paved sun terrace. Raised beds provide scope to grow your own with the minimum of fuss.

## SITUATION

The property is located along a no-through lane just 300m or so from the village centre. South Petherton is a picture postcard village with excellent village amenities including OFSTED "Outstanding" Infant and Junior schools, tennis courts and club, recreation ground, independent shops including butchers, and a co-op store. It also has a recently opened and well-regarded restaurant "Holm" and the local pub The Brewers Arms is also a very popular venue. The village has its own modern hospital that carries out a range of NHS services and has a useful late-opening Pharmacy. Not far away at Lopenhead is the iconic "Pip's Café" and adjoining Trading Post Farm shop loved by residents for its delicious locally sourced produce. Frogmary Green Farm on the outskirts of South Petherton also has a wonderful café / restaurant and other facilities. From the Esso station on the edge of the village is the regular Berry's Superfast bus service to London Hammersmith.



## DIRECTIONS

What3words/////singer.lance.finishers

## SERVICES

Mains electricity, gas, water and drainage are connected to the property.

Ultrafast broadband is available in the area. Mobile signal indoors could be limited and you may prefer to use Wifi calling. However, mobile signal outdoors is likely from all four major networks. Information provided by Ofcom.org.uk

## MATERIAL INFORMATION

Somerset Council Tax Band E

The current vendors are in the process of building three new dwellings for their own occupation in the land to the south of this property. The closest new dwelling is single storey and nearing completion and therefore is already in situ. They may retain the ownership and responsibility of the rear boundary, and will be closing up the existing pedestrian gate to make the rear boundary secure.



Energy Efficiency Rating		Current	Potential
For energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	45-54		
F	35-44		
G	21-34		
For energy efficient - higher rental value			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	45-54		
F	35-44		
G	21-34		
England & Wales		EU Directive 2002/91/EC	

Denotes restricted head height

## Littlehayes, Whitehall, South Petherton

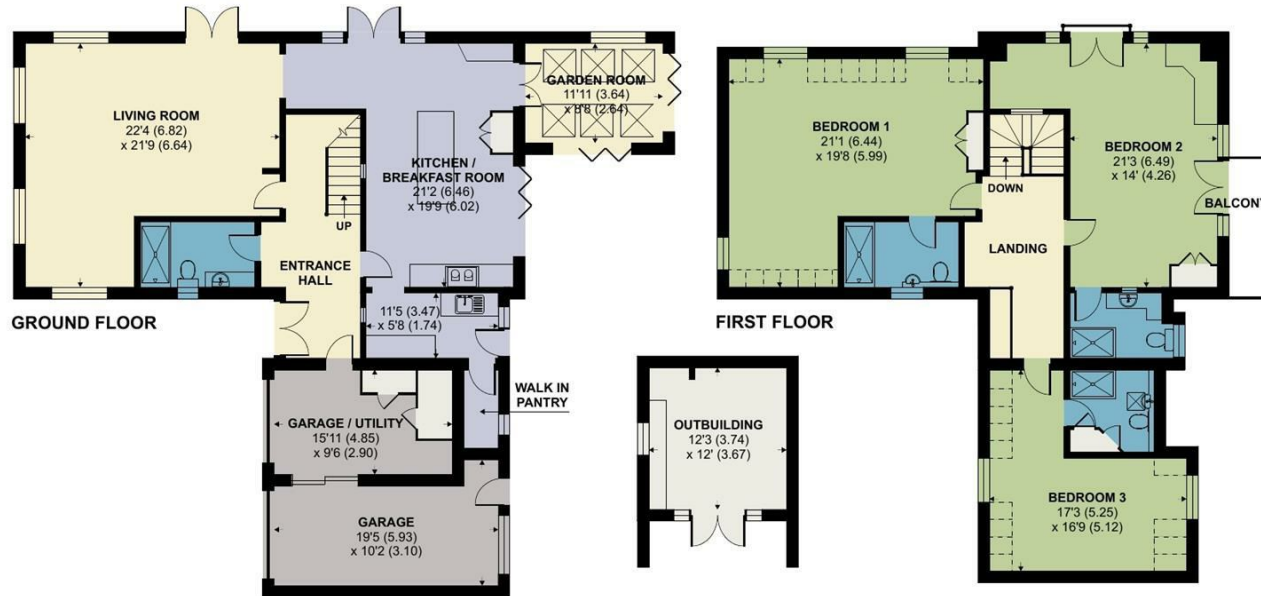
Approximate Area = 2646 sq ft / 245.8 sq m (includes garage)

Limited Use Area(s) = 86 sq ft / 8 sq m

Outbuilding = 148 sq ft / 13.7 sq m

Total = 2880 sq ft / 267.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1242721



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