



Pitney, Langport, Somerset

Guide Price  
**£975,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

"An Oasis" in the middle of this sought-after village awaits you to escape from the stress of modern life! This very appealing, light and airy detached property, recently renovated and sits on a commanding elevated plot of 0.71 acre enjoying beautiful views of its own extensive terrace and the surrounding village/fields in the distance.

**Church Hill, Pitney,  
Langport, Somerset,  
TA10 9AR**

- Exceptional detached property
  - Private plot on 0.71 acre
  - Very popular village location
- Zoned audio through ceiling speakers
  - 4 bedrooms 5 bathrooms
  - Fabulous kitchen breakfast room
- Cat6 installed throughout house and Home office for wifi boosting
  - Underfloor heating throughout ground floor
    - Home office and gym with shower
- Car port & parking and private south facing garden

Viewing strictly by appointment  
Symonds & Sampson  
01935 423526





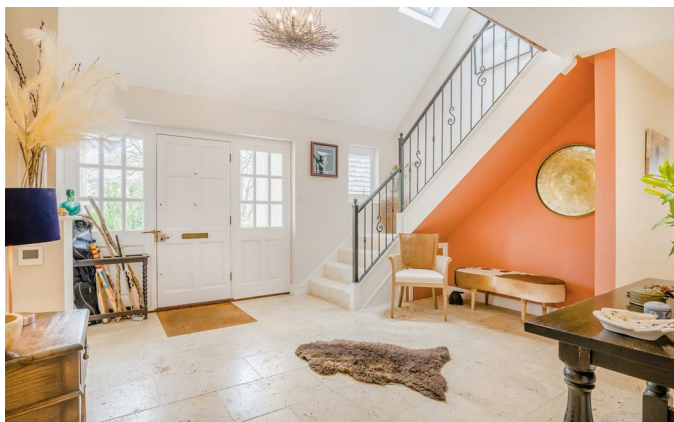
"An Oasis" in the middle of this sought-after village awaits you to escape from the stress of modern life!  
This very individual home is set on a slightly elevated position overlooking the village in a private, half-acre garden, screened by trees in the summer and has south-facing views out over the surrounding countryside from autumn through to early summer.

The house has been completely renovated, remodelled and extended and is beautifully presented. It has three reception rooms including a fantastic orangery with bi-fold doors to a wide terrace plus a south-facing kitchen fitted with an electric range cooker and five double bedrooms, three of which are en suite.

Outside the property, there is an impressive timber-built office and gym with en suite shower room, parking and a double carport.

#### Summary of accommodation

The accommodation comprises a generous reception hall with a tiled floor, a very light and airy kitchen breakfast room (south facing) with wood burner and views over the garden, separate dining room and further bar area, sitting room with access to the fabulous garden room again enjoying views out to the terrace and gardens, a large utility room, separate cloakroom/store, cloakroom/wc, two ground floor bedrooms both en suite, first floor galleried landing, main bedroom with en suite bathroom (and separate shower), fourth bedroom and family bathroom.



### Situation

This beautiful property sits on a commanding site in this lovely and very quiet village of Pitney and conveniently close to the small towns of Langport and Somerton. The village is a friendly community with a church, pub (The Halfway house) and two farm shops, one of which is just a 7-minute walk away. Langport has a wide, eclectic mix of shops including a Tesco superstore plus GP, dental and veterinary surgeries (see [www.langport.life](http://www.langport.life)). In addition, there are convenient transport links nearby and a choice of independent/state schools including Hazlegrove, Kings Bruton, Millfield, Taunton schools and local Huish Episcopi Primary School and Academy.

Pitney Farm Shop 0.3 miles, Upton Bridge Farm Shop 2 miles, A372 2 miles, Langport 2.3 miles, Somerton 3.2 miles, A303 (Podimore Roundabout) 7.3 miles, Taunton/J25 M5 14.2 miles, Castle Cary Station (Paddington 90 minutes) 13.7 miles, Yeovil Junction Station (Waterloo 2.25 hours) 15 miles, Bristol Airport 29 miles, Exeter Airport (London City Airport 1 hour) 42 miles. (Distances and time approximate).

### Services

Mains water, electricity & drainage. Gas (LPG)-fired central heating including underfloor heating to the ground floor. Outside calor/LPGgas tank. Fibre optic broadband connection is available within the village (extended in each room through a sophisticated AV system).

Broadband - Superfast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### Directions

what3words  
hiked.infants.premises

From the Podimore Roundabout (A303) take the A372 exit, signposted to Langport. Pass through Long Sutton and as you leave the village turn right onto Hermitage Hill and drive through Upton. Continue to the junction. Turn left onto the B3153 and immediate right onto Hermitage Hill. Follow into Pitney, continue around the sharp left hand bend, proceed for about 0.25 mile and turn right into Church Hill where the property will be found on your left hand side.

### Agents Note

There is a covenant detailing you cannot use the property for a hotel, public house or sell alcohol. And secondly, not to erect more than 3 bungalows on the land or within 3 feet of the drainage serving the parsonage – we assume you would not be able to build/extend a two storey building/extension.





# Pitney, Langport

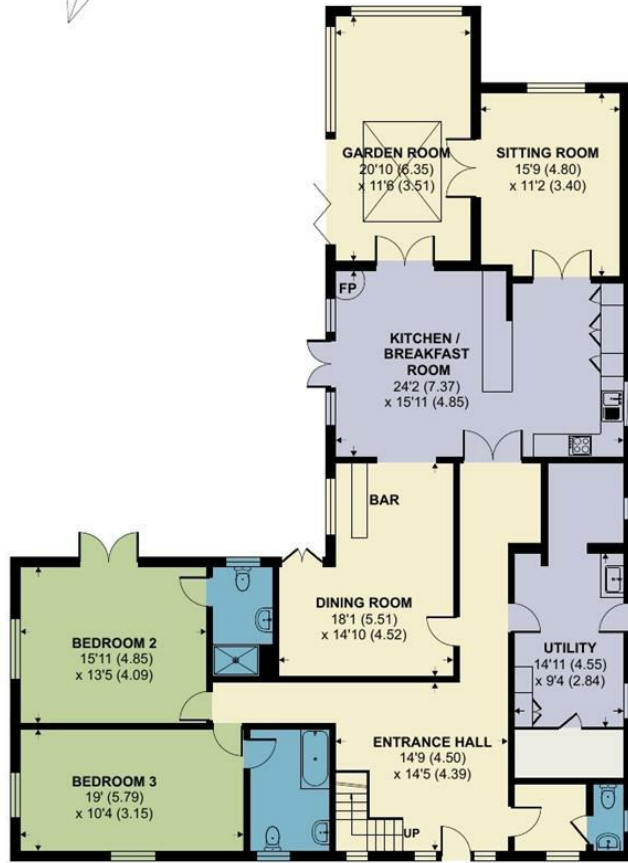
Approximate Area = 2919 sq ft / 271.2 sq m (excludes carport & void)

Limited Use Area(s) = 197 sq ft / 18.3 sq m

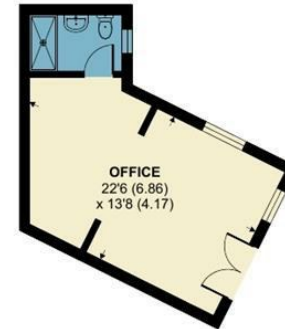
Outbuilding = 326 sq ft / 30.3 sq m

Total = 3442 sq ft / 319.8 sq m

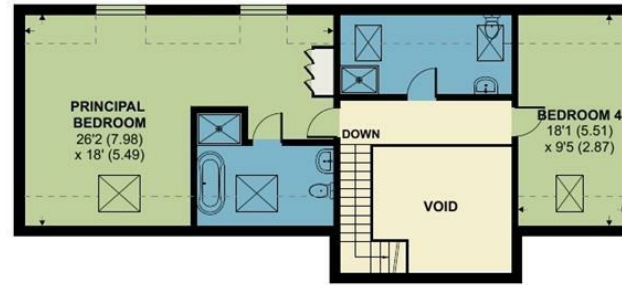
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GROUND FLOOR



OUTBUILDING



FIRST FLOOR



Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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