



Pibsbury, Langport, Somerset

Guide Price
£1,000,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A charming and exceptional detached village property offered for sale in immaculate decorative order throughout together with an annexe and detached 2-bedroom bungalow. Currently run as a holiday complex, the options are countless, either a main residence and further accommodation for extended family living or part residence part holiday accommodation.

Pibsbury, Langport, TA10 9EP

- Detached House with 2 Further Properties
 - Main House with 3 to 4 Bedrooms
 - Self Contained Annex
- Detached 2 Bedroom 2 Bathroom Bungalow with Own Garden
 - Currently Run as Holiday Rentals
- Option For Main Residence and Extended Family
 - Ample Parking
- Good Sized Garden to the Main House
 - 3,702 sqft / 343.9M2

Viewing strictly by appointment
Symonds & Sampson
01935 423526





Bungalow

A charming and exceptional detached village property offered for sale in immaculate decorative order throughout together with an annexe and detached 2-bedroom bungalow. The main house comprises an inner reception hall/study area, sitting room, substantial kitchen/breakfast/family room, utility room, cloakroom and further ground floor bedroom 4/office/study with a connecting door to a SELF-CONTAINED ANNEX comprising a fully fitted kitchen, sitting and dining area, separate bedroom with en suite shower room.

Further to this is a DETACHED BUNGALOW again in immaculate order throughout and comprising a very generous sitting room/kitchen/dining room, two separate bedrooms both with en suite shower rooms. All three properties are currently run as a holiday cottage business but any purchaser has the option to reside in any of these properties and continue running the business or would also suit an extended family residence.



House



House

Situation

Pibsbury is a small rural hamlet on the edge of Huish Episcopi which is less than one mile from the town of Langport. Langport has a range of facilities fulfilling most day-to-day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well-known Huish Academy and Sixth Form. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network and is well placed for the larger towns of Taunton with its mainline railway station (London/Paddington), Bridgwater and Yeovil with their mainline railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.

Outside

The property benefits from dual-access drives. The first is directly to the front of the property and provides a gravelled drive/parking/turning facilities to all three properties. The second, and main entrance lies to the right of the property accessed via an electric/automatic gated entrance which leads to another large gravelled drive/parking area with scope to erect a carport/garaging (subject to obtaining the

necessary planning permission). From this driveway is an entrance to the SELF-CONTAINED ANNEX and a garden entrance to the rear of the main property.

The main gardens for the house are to the side and are mainly laid to grass with extensive terraced areas including a private area ideal for a hot tub.

The DETACHED 2 BEDROOM BUNGALOW benefits from having its own private garden, and terraced and covered area ideal for alfresco dining or again a hot tub.

Directions

What3words:
///shirt.itself.obtain

Agents Notes

Planning Applications in the immediate area:
The current owners have plans to build to the eastern edge of the garden adjoining Higher Farm.

Planning link:

<https://ssdc.somerset.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=10481927>

or make your own enquiries at:
<https://publicaccess.southsomerset.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Flood Risk Assessment:

The area around Highfield Farm, Pibsbury, Langport, TA10 9EP has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea according to the Government website.

Council Tax Band: F

Broadband - Standard 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>

Viewing

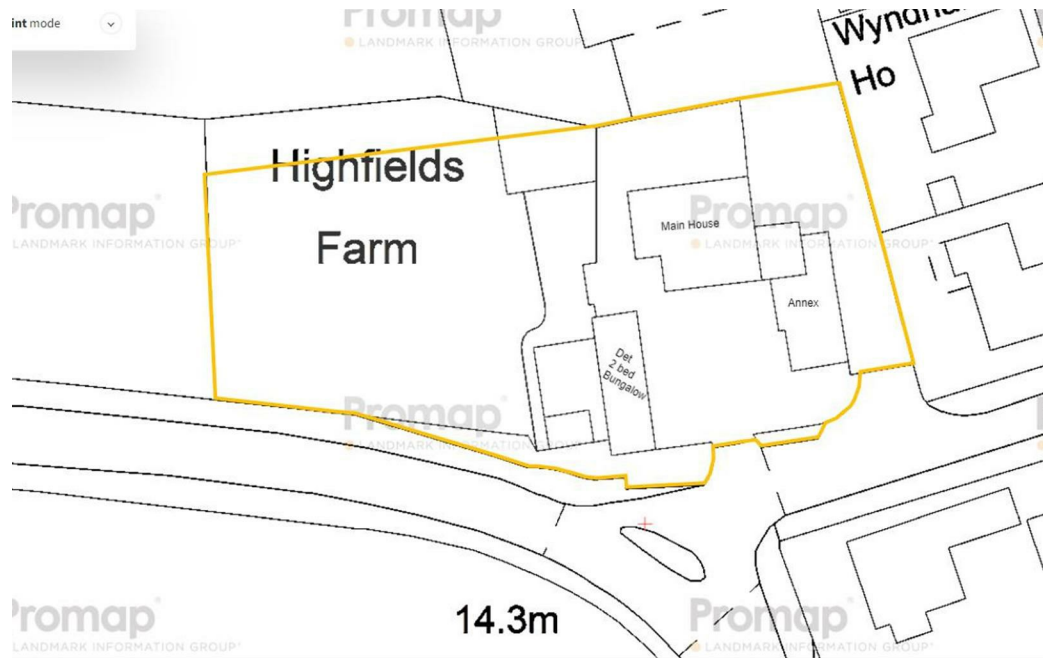
Please note that the 3 properties are in constant use as Holiday Accommodation and are booked continually throughout the year. Please respect the tenant's privacy. Please do NOT park in the driveway and only view strictly by appointment with Symonds & Sampson.

Annexe



Annexe





Highfield Farm, Pibsbury, Langport

Approximate Area = 2878 sq ft / 267.3 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

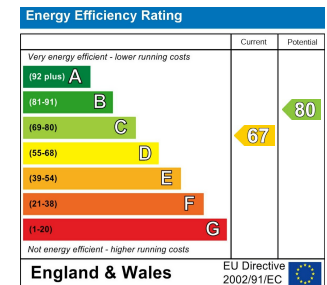
Annex = 802 sq ft / 74.5 sq m

Total = 3702 sq ft / 343.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Symonds & Sampson. REF: 1084640



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