



Lower Pitney Road, Pitney, Langport, Somerset

Guide Price
£1,250,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A beautifully presented detached period house together with a detached 2-bedroom barn conversion (currently let via Air B&B) set in 0.52 acres of fabulous gardens, nestling in the charming village of Pitney.

Lower Pitney Road, Pitney, Langport, Somerset, TA10 9AS

- Substantial Detached Period House
 - Exceptional Accommodation
- Detached 2 Bedroom Barn Conversion (Currently Air B&B)
 - 5 Bedrooms, 4 Reception Rooms, 2 Bathrooms
 - 0.52 Acre Plot in Total
 - Parking For Several Vehicles
 - Fabulous Gardens
 - Lovely Views
- Very Quiet Village Location with No Busy Roads Through the Village
 - Street (Millfield) 8 Miles

Viewing strictly by appointment
Symonds & Sampson
01935 423526



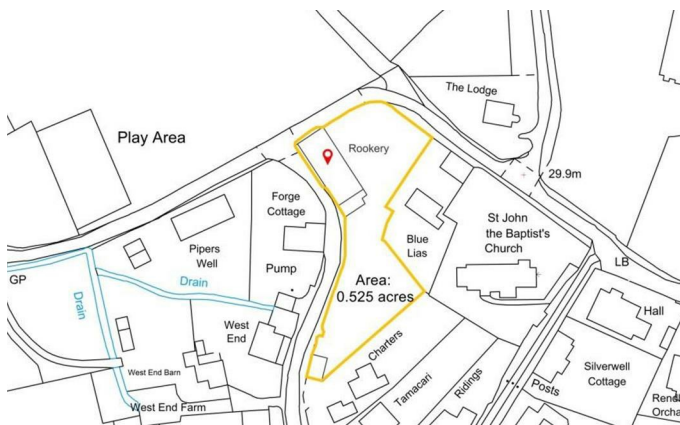


Welcome to this beautiful period house together with a detached 2-bedroom barn conversion (currently let via Air B&B) nestling in the charming and tranquil village of Pitney. This stunning property boasts spacious and flexible accommodation including 4 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 5 bedrooms and 3 bathrooms, there is plenty of room for everyone to enjoy their own private space together, also offering the scope for part of the accommodation to be used as an integral self-contained annexe.

This property, with 18th-century origins, exudes character and charm with flagstone floors, inglenook fireplaces with wood burners, beams, window seats and other quirky features. The property's age adds to its appeal, giving you a sense of history and tradition evocative of bygone times.

One of the standout features of this property is the fabulous garden together with The Apple Press, a detached 2-bedroom barn conversion (2022) complimented by parking available for several vehicles.

Don't miss out on the opportunity to own this beautiful period house with everything you need to create a superb family home. Contact us today to arrange a viewing and experience the magic of this exceptional property for yourself.



The Property

This fine-period house sits on a slightly elevated site in a very quiet lane offering very flexible accommodation with good flow. The current owner has created a lovely homely atmosphere having improved and updated lots of the house, including new bathroom/shower rooms. Flexibility in terms of the main accommodation could be used as two separate living areas or as one property for a family, not forgetting The Apple Press, a delightful detached 2 bedroom barn conversion. With so many options this home would suit many buyers, especially those that work from home.

Situation

This beautiful property sits on a commanding site of 0.52 acres in this lovely and very quiet village of Pitney, conveniently close to the small historical 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 10-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). In addition, there are convenient transport links nearby and a choice of independent/state schools including Millfield at Street, Hazlegrove, Kings Bruton, Taunton schools and local Huish Episcopi Primary School and Academy.

Pitney Farm Shop (organic and only 10 minutes walk) 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, Street (Millfield) 8 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).

Outside & Gardens

Well, where do we start! The whole plot extends to 0.52 acres with the gardens situated to the rear and side of the property. The current owner has gardened organically with a focus on biodiversity and wildlife. There are many unusual trees including a Medlar and Mulberry, shrubs and plants. The rear/top garden is mainly laid to lawn with mature beds and herb borders with cut pathways meandering through a wild section of the garden abundant with mature shrubs, bushes and trees. This western garden has views towards Low Ham and the church in the field - beautiful atmospheric sunsets are enjoyed whilst sitting having your G&T or glass of wine! Together with these far-reaching views the garden enjoys a very high degree of privacy and seclusion. Closer to the house is a paved pathway with gated access to the adjacent lane. Further pathways lead to the second garden section.

From the sitting/kitchen area of the secondary accommodation (part of

the main house), there is access to a private garden/courtyard, again with gates leading to the main garden. Adjacent to this is an outside gardeners WC with a delightful stone basin and water tap ideal for washing of the dogs after a long walk.

The main garden is a gardener's paradise with cut pathways meandering to many differing areas including a private seating area overlooking the garden, first of two small ponds with a path/platform leading to another seating area. The lower garden area is the fragment of an old orchard with two mature pear trees abundant with fruit. Sadly an old apple tree was lost last year but has been left for biodiversity. This garden is terraced with lias stone dry stone type walling, excellent for the slow worms and easier to maintain as is the ground cover lessening the need to weed. Interestingly the village has its own very active biodiversity group. There is a gravelled/stone pathway from the parking area leading up to the house together with a vegetable area with raised beds, a potting shed (with electricity supply) with three other sheds, with all areas planted with an array of flowers, shrubs, trees etc with the garden again enjoying near total seclusion and privacy.

There is a stone parking area providing space for 5-6 vehicles and a 5-bar wooden gate leading onto the lane.





At the bottom of the garden, hidden away is THE APPLE PRESS, an old cider barn. This is a detached barn converted in 2022 with aluminium windows and currently provides a good income via Air B&B. The accommodation comprises an entrance hall, kitchen area fitted with dishwasher, washer/dryer, electric oven and hob, granite worksurfaces, sitting/dining area with bi-fold doors to the lovely enclosed and private courtyard garden, a ground floor bedroom 2, separate shower room, first-floor landing with access to bedroom 1. The whole of the ground floor is polished concrete with underfloor heating.

The garden to the Apple Press is secluded with a paved terrace area and planted again with an array of flowers and shrubs together with a garden shed/store all enclosed by wooden panel fencing. Gateway leading to its own parking area.

Services

Mails water, electricity and drainage. Oil-fired central heating to the main house.

Agents Note

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://www.ofcom.org.uk>

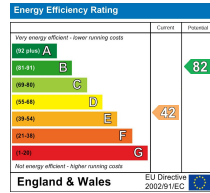
The area around Rookery, Pitney, Langport, TA10 9AS has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

Directions

What 3 words:

///lamplight.outlooks.stopwatch



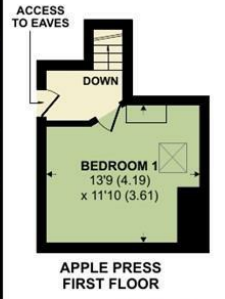


Pitney, Langport

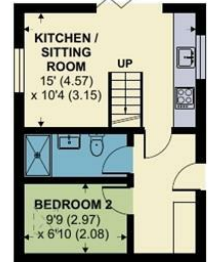
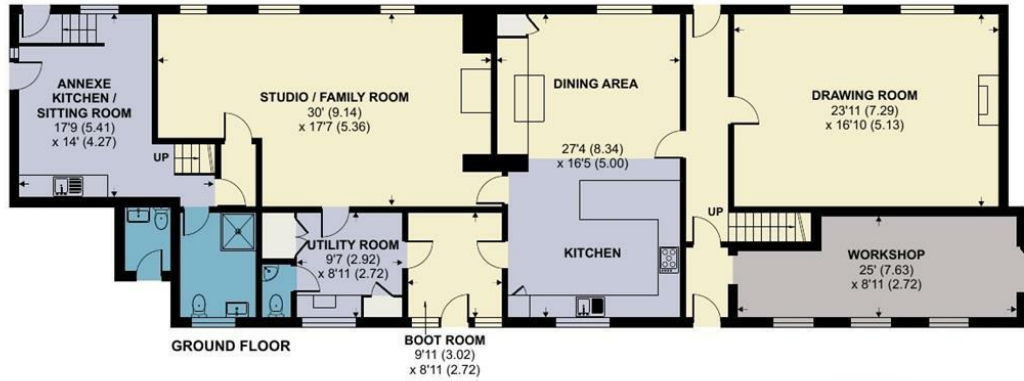
Approximate Area = 3740 sq ft / 347.4 sq m (includes annexe)
 Limited Use Area(s) = 147 sq ft / 13.6 sq m
 Apple Press = 539 sq ft / 50.1 sq m
 Outbuildings = 231 sq ft / 21.5 sq m
 Total = 4657 sq ft / 432.6 sq m

Denotes restricted head height

For identification only - Not to scale



CELLAR (BELOW ANNEXE)



APPLE PRESS GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1129775



Yeovil/SH/30.05.2024



01935 423526

Symonds & Sampson 2 Court Ash

Yeovil

Somerset

BA20 1HG

yeovil@symondsandsampson.co.uk

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