



Pitney, Langport, Somerset

Guide Price
£750,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A charming detached thatched 4 bedroom Grade II Listed house nestling in this very favoured and quiet village.

Pitney, Langport, Somerset, TA10 9AQ

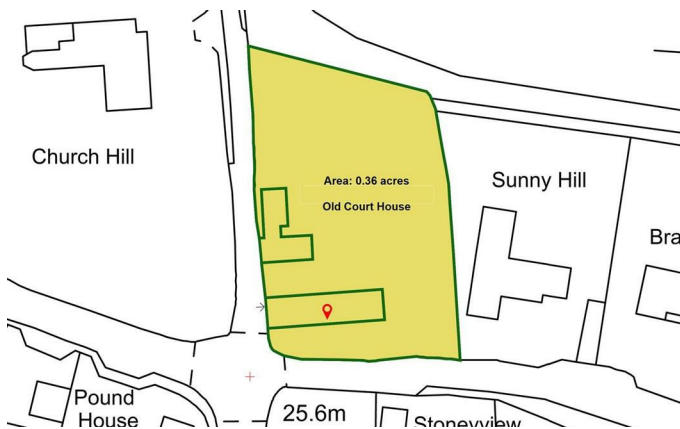
- Character Detached House
- Large Gardens with Views
- Garaging & Summerhouse
 - 0.36 Acres in Total
- Sitting Room with Woodburner
- Separate Dining Room with Woodburner
 - Kitchen Breakfast Room
 - Ample Parking
 - Grade II Listed
- Very Quiet Village Location

Viewing strictly by appointment
Symonds & Sampson
01935 423526





A charming detached thatched house set in this very quiet village. The accommodation comprises an entrance reception hall, a sitting room with an inglenook fireplace and fitted woodburner, a separate dining room again with an inglenook fireplace and fitted woodburner, a kitchen/breakfast room, first-floor landing, four bedrooms, a family shower room together with the main bedroom having en suite WC.



Situation

This character detached house sits on a slightly elevated site in this lovely and very quiet village of Pitney and is 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). 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).

Outside

The property sits on an elevated site with lovely views over the village. To the front of the property is a secondary drive providing off road parking. The hardens lay to the side and rear of the property and are mainly laid to lawn with numerous planted bushes, shrubs, trees and flower beds together with a utility garden area, vegetable plot and SUMMERHOUSE. The views from the garden provide a roof top view over the village to the surrounding countryside beyond.

To the side (Off Church Hill) is the main drive/entrance which leads to the garage and further parking.

Services

Mains water, electricity and drainage. Oil fired central heating.

Directions

What3words:
///covertly.vented.perplexed

Agents Notes

Recent Planning Applications in the postcode:

We are not aware of any planning proposals which would affect this property, but you are advised to make your own enquiries:

<https://publicaccess.southsomerset.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Flood Risk Assessment:

The area around Old Court House, Pitney, Langport, TA10 9AQ has a very low risk of surface water flooding, very low risk of flooding from rivers and the sea.

Council Tax Band: G

Broadband Speed 49.7 Mbps. 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>





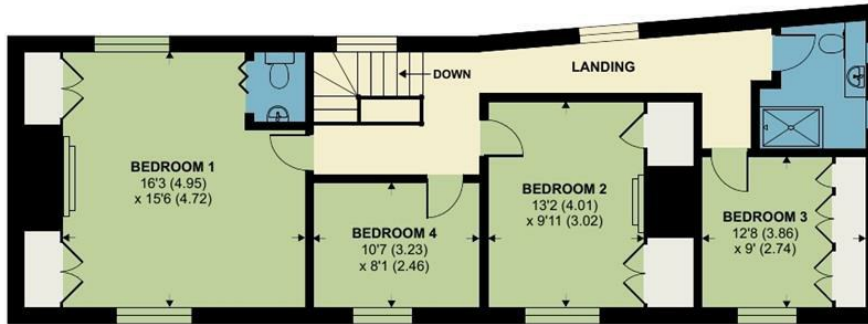
Old Court House, Pitney, Langport

Approximate Area = 2278 sq ft / 211.6 sq m (includes garage)

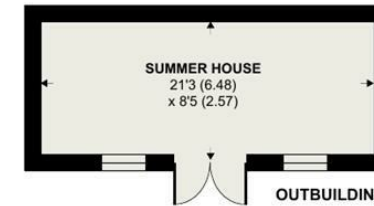
Outbuilding = 181 sq ft / 16.8 sq m

Total = 2459 sq ft / 228.4 sq m

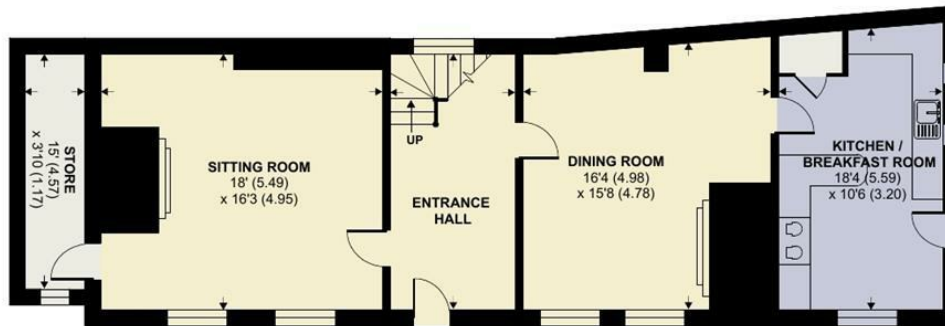
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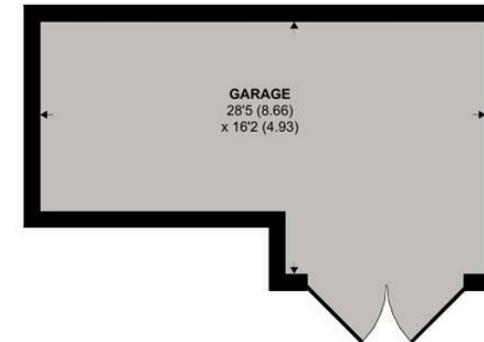
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1088282



YEO/SH/01/03/2024



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