

Symonds
& Sampson

Hollys Corner

Rectory Hill, Pitney,

Hollys Corner

Rectory Hill

Pitney

TA10 9AQ

Hollys Corner is a fabulous brand new detached 3 bedroom 2 bathroom split level house built of Blue Lias by a highly reputable local builder to an exceptionally high standard.



- New detached Blue Lias stone home with flexible accommodation
 - Stunning open plan living area with woodburner
 - 3 Bedrooms (Two ground floor bedrooms)
 - Shower room
- Principle/Bedroom one (on the 1st floor) with dressing area and en suite
 - High quality finish
 - Separate study/hobbies area
 - Ample parking facilities
 - 10 year builders warranty
 - Sought after quiet village location

Guide Price £700,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

Hollys Corner is a fabulous brand new detached split level house built of Blue Lias by a highly reputable local builder to an exceptionally high standard.

The property has been designed for flexible modern living enjoying an a stunning open plan main living area with woodburner and vaulted ceiling, flooded with natural light benefiting from two sets of bi-fold doors and a quality fitted kitchen. Solid oak stairs lead to a raised seating/study area with glass balustrade over looking the kitchen. Also on the upper level is the main bedroom suite benefiting from a dressing area together with a beautifully appointed en-suite bathroom. The property has a 10 year builders warranty.

ACCOMODATION

The accommodation comprises front entrance door to a reception hallway with high vaulted ceiling, oak flooring and a built in cupboard. Access to the utility room. The main living/dining space enjoy a very light and airy feel with bi-fold doors leading out to the terrace and garden. Oak floor and free-standing cast iron woodburner. The kitchen is of a very high-quality comprising base and wall-mounted units with quartz work surfaces over and sink with mixer tap. Appliances include fridge freezer, dishwasher, NEFF eye level double oven and five ring induction hob with extractor hood. There is a large central island unit with quartz top and breakfast bar. Further to this is a Study/Hobbies Area, enclosed by a glass balustrade over looking the main living area. Bedroom one benefits from a walk through wardrobe with roof window, built in wardrobe with hanging rail and shelving. Access to an En-Suite Bathroom which has a roof window, panelled bath, large walk in shower cubicle with mains shower, vanity sink unit with WC and large mirror over with light. Heated towel rail. There are two further bedrooms to the lower ground floor serviced by a shower room with a large shower cubicle with mains shower, vanity sink unit with WC and large mirror over with light. Heated towel rail.

OUTSIDE

To the front is the access drive leading to a gravelled driveway, turning and parking. A natural stone wall and steps with inset lighting lead to the large terrace with planted borders. The outside area has been carefully designed being south west facing and enclosed by a natural stone boundary wall together with further garden areas and a lawned garden.

SITUATION

The property sits on a slightly elevated 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). 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).

The quiet village of Pitney is 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.

DIRECTIONS

What 3 words: ///staple.gildinghits

SERVICES

Mains water drainage, electricity and drainage are all connected. Electric air source heat pump provides hot water, under floor heating to the ground floor rooms and radiators to the first floor.

Broadband

ADSL: Under 24Mbps

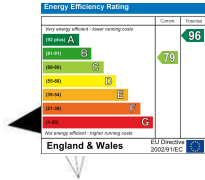
Superfast: 24-100Mbps

MATERIAL INFORMATION

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas. We are not aware of any planning proposals that would affect the property.



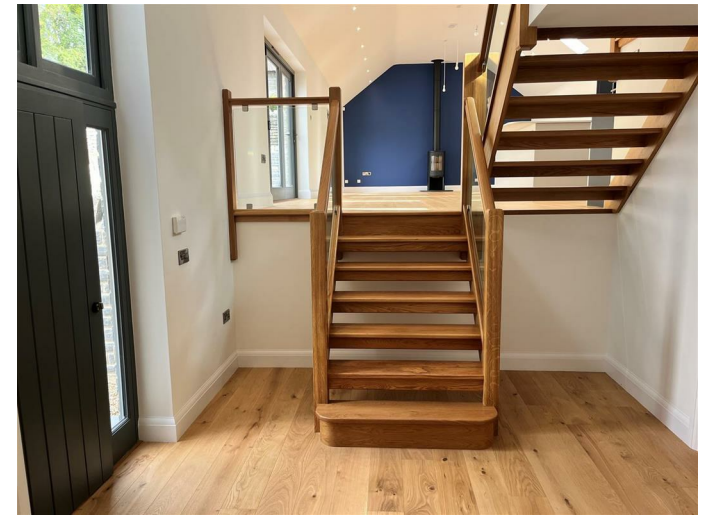
Hollys Corner, Pitney, Langport, TA10



For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1163647



Office/Neg/Date



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson, 2 Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT