

Symonds  
& Sampson

# Little Summerleaze

Coppitts Hill, Yeovil, Somerset



# Little Summerleaze

Coppitts Hill  
Yeovil  
Somerset  
BA21 3PN



- Individual Detached Property
  - Flexible Accommodation
    - Lovely Views
- 2.07 Acres Including A Small Paddock
- Detached Garage Building with Workshop & Storage
  - Private Gardens
  - Small Woodland/Wild Area
  - Ample Parking

Guide Price £795,000

Freehold

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## THE DWELLING

Little Summerlease provides an amazing opportunity to own a "one off" home set in its own grounds of 2.07 acres including fabulous gardens with views, planted with an abundance of specimen trees, shrubs, flowers, lovely formal gardens, a separate paddock and a detached garage and workshop building (logstore, garage, large workshop, two further rooms/storage together with a mezzanine area above the workshop) and ample parking.

This lovely home, not just a pleasant and cosy place to live, provides the perfect lifestyle to get away from it all yet close enough (2 miles) to the town and its comprehensive amenities.

Built in 1938 by Pratten and Co of Midsummer Norton, the house was commissioned by The English Timber Development Association and was displayed by them at the 1938 Bath & West Show. Although not of conventional construction (timber framed), it is soundly configured, as can be shown by the original plans, which are available to view.

## ACCOMMODATION

The accommodation comprises entrance door to a large entrance porch with cloaks and shoe cupboard, the reception hall, large sitting room with woodburner and view of the garden and beyond together with access to the terrace, very generous dining room with sun/garden room area again enjoying fabulous views of the garden, paddock and access to the terrace, study/occasional ground floor bedroom 4), kitchen/breakfast room, utility and cloakroom/wc, rear lobby and secondary entrance porch, first floor landing with a secondary landing (3.07m x 2.09m min) with fitted cupboards and a walk-in wardrobe (1.22m x 2.07m), all utilised by bedroom one, large bedroom one being dual aspect with lovely country views, generous en suite shower room, two further bedrooms, one having double doors to a balcony again overlooking the garden and surrounding countryside and a family bathroom.







## OUTSIDE

The property is approached via wrought iron double gates to a generous drive providing parking and turning areas for several vehicles. To the left, there is a large GARAGE AND WORKSHOP BUILDING comprising a covered log store, garage, two separate store rooms, and a large workshop with stairs leading to a MEZZANINE area.

To the south eastern side of the property is a substantial raised terrace which overlooks the garden, grounds and beyond, ideal for alfresco dining throughout the day. This in turn provides access to the formal gardens, which are lovely, planted with an array of mature shrub beds and borders, beautiful magnolias, azaleas, rhododendrons, heathers to mention just a few, together with



former lawns. There is a timber SUMMERHOUSE set on a slightly elevated spot surveying the gardens, paddock and woodland (2.07 acres in total).

## THE PADDOCK

The paddock has its own gated entrance off the no through lane, a timber outbuilding/store and is tentatively divided into two sections. The second paddock area leads down to the southeast boundary, which in turn adjoins a woodland/wild area providing lovely views.

The current owners had thought about building a detached bungalow in the paddock, which may be an option for any prospective buyer, subject to obtaining the relevant planning permission.

## SITUATION

The property is located on its own grounds of 2.07 acres with lovely views.

## DIRECTIONS

What 3 words:

///expect.hours.backfired

## SERVICES

Mains water and electricity. Oil-fired central heating via radiators. Solar panels have been installed since 2012 (total income £19,000 circa). Further to this, a battery was installed in 2023. Although the property currently has a private septic tank drainage system, there is the opportunity to connect to the main sewer system.





Broadband - Ultrafast broadband is available.  
 Mobile signal/coverage - Available both indoors and outside  
 (Information from Ofcom <https://www.ofcom.org.uk>)

**MATERIAL INFORMATION**

Council Tax Band: C

Flood risk: Very Low

This property is constructed of a timber-framed configuration.

**Planning Information**

We understand there is a planning/Outline proposal for development of land (All matters reserved except for means of

access) at Brimsmore which may incorporate a green site to provide habitat creation, together with new native thicket, tree and wildflower planting which we understand to be adjacent to the paddock of Little Summerleaze. Please see the link below:  
<https://ssdc.somerset.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=10938825>

**PROPERTY HISTORY**

The first owner, Henry Singleton, purchased the house and was erected on his land at Coppitts Hill, where he continued to live until his demise in 1956.

In 1956, it was purchased by Robert Edebrooke. In July 1959, Reginald & Barbara Freke became the next occupants. They were

part of the Messrs Freke and Gifford, local glove manufacturers. Sadly, Reg died in 1978. Barbara lived on in the house until her passing in 1989.

The fourth and current owners purchased it in 1990. They continued the tradition of long-term ownership, but after 35 happy years, and due to advancing years, they have reluctantly decided to offer the house for sale.



# Coppitts Hill, Yeovil

Approximate Area = 2149 sq ft / 199.6 sq m (excludes summer house)

Limited Use Area(s) = 173 sq ft / 16 sq m

Garages = 936 sq ft / 86.9 sq m

Outbuilding = 45 sq ft / 4.1 sq m

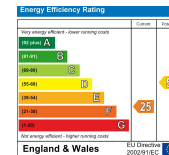
Total = 3303 sq ft / 306.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1263667

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