



**Connells**

Penn Hill Park  
Yeovil



## Property Description

A beautifully presented family home offering a perfect blend of character and comfort, set in an enviable position with stunning countryside views. This impressive property features grand, well-proportioned rooms throughout, showcasing charming character details and a warm, inviting atmosphere.

Outside, the property enjoys a gated driveway providing ample parking and a double garage with electric door, light, and power. The gardens are beautifully landscaped, offering a mix of lawn, terrace, and mature planting, all designed to take full advantage of the surrounding views.

Located just 1 mile from Yeovil Pen Mill train station, the home is perfectly positioned for convenient transport links. Ninesprings Park is only a stone's throw away, offering scenic walks and outdoor leisure opportunities. Everyday amenities are close at hand, with a local supermarket just 0.4 miles away, and the outstanding-rated Huish Primary School only 0.5 miles from the property — making this an ideal choice for families seeking both charm and convenience.

## Outer Hall

A bright and practical connecting space featuring a side entrance door and a double-glazed rear window that allows natural light to flow through. Includes a built-in cupboard housing the boiler with additional storage space, keeping the area neat and functional.

## Entrance Hall

A welcoming entrance area with a door and double-glazed window to the side, allowing plenty of natural light. Finished with stylish wooden flooring and a radiator, creating a warm and inviting first impression..

## Lounge

A spacious and comfortable living area featuring a double-glazed bay window to the front that fills the room with natural light. Includes two radiators for balanced warmth and a central fireplace that adds a charming focal point to the space.

## Dining Room

A bright and inviting dining space featuring a double-glazed bay window to the front offering pleasant views. Includes a convenient serving hatch for easy access to the kitchen and a radiator ensuring comfort throughout the seasons.

## Kitchen

A well-equipped kitchen featuring a range of wall and base units with worktops providing ample preparation space. Characterful beams add charm, while a double-glazed rear window brings in natural light. Includes a 1½ bowl ceramic sink with drainer, built-in double oven, gas hob with cooker hood, and designated spaces for a dishwasher, washing machine, and tumble dryer.

## Landing

Landing featuring a rear-facing double-glazed window allowing natural light, a radiator for warmth, and an airing cupboard providing useful storage.

## Bedroom One

Bedroom One featuring a front-facing double-glazed window, radiator, and two built-in wardrobes providing ample storage space.

## En Suite

En suite fitted with a side-facing double-glazed window, wash hand basin set within a vanity unit, W/C, and a shower cubicle.

## Bedroom Two

Bedroom Two featuring a front-facing double-glazed window, radiator, and two built-in wardrobes offering storage space.

## Bedroom Three

Bedroom Three featuring a side-facing double-glazed window and a radiator.

## Bedroom Four

Bedroom Four featuring a side-facing double-glazed window and a radiator, offering a versatile space ideal for use as a bedroom, office or nursery.

## Bathroom & Sauna

Bathroom featuring a side-facing double-glazed window, bath with mixer taps and shower over, W/C, wash hand basin set within a vanity unit, part tiling, separate shower cubicle, and a door leading to the sauna.

Sauna located within the bathroom, offering a relaxing and luxurious addition to the property.

## Loft Room

Loft Room offering a versatile space with a side-facing double-glazed window, radiator, and built-in wardrobe, suitable for use as a bedroom, games room, or additional living area.

## Outside

### Front Garden

Front Garden featuring a patio area with countryside views, a large lawn enclosed by mature trees and hedging, side access to the property, mature planted borders, a paved terrace, outside tap, and a path leading to the rear.

### Rear Garden

Rear Garden featuring a wood shed, brick-built outhouse, steps leading to a summerhouse, shingle terrace, and further steps to a gated driveway and double garage, with rear access via a private road.

## Parking

Parking comprising driveway space in addition to a double garage fitted with an up-and-over electric door, lighting, and power. Additional single garage to the front of the property.









Total floor area 188.1 m<sup>2</sup> (2,025 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
 YEovil BA20 1EW

EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/YOV313948](http://connells.co.uk/Property/YOV313948)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: YOV313948 - 0002