





£600,000 (Offers in excess)

### To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)



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3

Energy  
Rating

E

Council Tax Band



### Services

Mains electricity, water and drainage are connected. Oil central heating system.

### Local Authority

Somerset Council

03001232224

[somerset.gov.uk](http://somerset.gov.uk)

### Tenure

Freehold

## Directions

From Somerton Market Place, proceed along West Street to the end and at the mini roundabout take the first exit onto Langport Road (B3153). Continue out of Somerton and take the first right signposted for Pitney. Follow Hermitage Road down the hill, then take the first left into Courthay Orchard. Continue around the S-bend, where the property will be found shortly on your right hand side, clearly identified by our For Sale board.

## Description

Peelers Barn is a charming detached converted barn, offered to the market with no onward chain and brimming with character, including exposed stonework and beams throughout. Approached via a large gated driveway, the property enjoys generous outside space with expansive lawns, mature trees, patio areas and a picturesque stream.

A particularly noteworthy feature is the substantial two-storey outbuilding, offering excellent versatility for a range of uses. This space presents a fantastic opportunity for further development, whether as additional accommodation, a home office suite or recreational space, subject to the necessary planning permissions and building regulations.

The main residence offers impressively proportioned accommodation throughout and provides an exciting opportunity for a buyer to modernise and create a truly special home. The ground floor comprises a welcoming entrance, downstairs WC, study/bedroom five, a spacious kitchen/diner with adjoining utility room, and a superb triple-aspect living room enjoying views across the gardens.

Upstairs, there are four well-sized bedrooms, including a particularly impressive principal bedroom featuring exposed beams, alongside an en-suite to bedroom two and a family bathroom.

Situated in the highly sought-after village of Pitney, Peelers Barn offers a rare opportunity to acquire a home of real character and scale, with significant potential to enhance and tailor to individual tastes.

## Location

Pitney is a charming village ideally positioned between Somerton and Langport, offering a peaceful rural setting whilst remaining well connected. The village itself benefits from a local church, village hall, farm shop and a traditional pub, creating a strong sense of community.

A selection of well regarded primary schools can be found in nearby High Ham, Langport and Somerton, with secondary education available at the highly regarded Huish Episcopi Academy and sixth form in Langport.

Both Somerton and Langport provide a comprehensive range of everyday amenities including independent shops, banking facilities, post offices, libraries, doctors' and dental surgeries, along with a variety of cafés, restaurants and public houses. Ample free parking is also available within both towns. Mainline rail services are available via Castle Cary or Taunton, providing direct access to London Paddington.





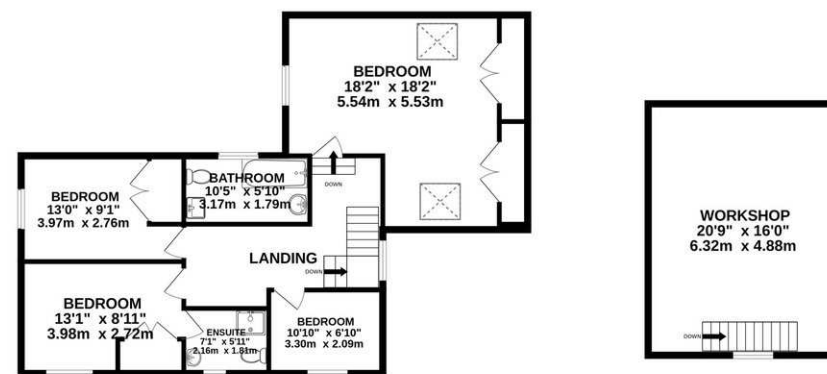
- Characterful detached converted barn with exposed stonework and beams
- Offered with no onward chain
- Impressive, beautifully proportioned accommodation throughout
- Substantial two-storey barn offering exceptional versatility and potential (STPP)
- Exciting opportunity to modernise and create a truly bespoke home
- Private, gated approach with generous driveway parking
- Attractive, mature grounds with lawn, terraces and a picturesque stream
- Idyllic village setting between Somerton and Langport, combining countryside living with convenience



GROUND FLOOR  
1145 sq.ft. (106.4 sq.m.) approx.



1ST FLOOR  
1165 sq.ft. (108.3 sq.m.) approx.



TOTAL FLOOR AREA : 2311 sq.ft. (214.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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