



Barton House  
Pitney, TA10 9AG

George James PROPERTIES  
EST. 2014



# Barton House

Pitney, TA10 9AG

Guide Price - £550,000

Tenure – Freehold

Local Authority –Somerset Council

## Summary

Barton House is a substantial detached family home, the property has been extended to the side, rear and front, now providing excellent size and comfortable living space. To the ground floor there is a good size entrance hall, sitting room and useful home office/workroom. The large open plan kitchen/family room is a particular feature of the house, ideal for entertaining with peninsula breakfast bar and space for a large dining table. There are four double bedrooms and family bathroom to the first floor. The main bedroom has a dressing area and modern en-suite shower room. Outside there are west facing rear gardens and ample off road parking with driveway leading to the side of the house. A large stone/brick built garage/outbuilding of approximately 560sqft offers excellent storage space or possibly the opportunity for conversion to living accommodation.

## Services

Mains water, drainage and electricity are all connected. Oil fired central heating to radiators. Council tax band F. The property has solar panels (Photovoltaic - PV) which were fitted in 2012 and are part of the Government's Feed in Tariff scheme, providing great savings on the energy costs and generating substantial income from the electrical energy supplier.

## Amenities

The small village of Pitney lies between Somerton and Langport with its own local church, village hall, farm shop and traditional pub. The nearest primary schools are at High Ham or Somerton and the well known Huish Episcopi Academy and Sixth Form in Langport. Somerton and Langport both offer a good level of local amenities including shops, bank, post office, library, doctors and dentist surgeries and free parking there are also several public houses and restaurants.

## Entrance Hall

Open storm porch with entrance door leading to the spacious entrance hall. Radiator and stairs to the first floor.

## Sitting Room 21' 2" x 11' 6" (6.46m x 3.51m)

With bay window to the front and window to the rear. Two radiators and fireplace housing cast iron wood burning stove.





**Office/Workroom** 19' 8" x 7' 0" (6.00m x 2.13m)

With windows to the front and rear, French doors to the rear garden. Tiled floor and radiator.

**Inner Lobby**

With radiator and understairs storage cupboard. Opening to the kitchen.

**WC**

Window to the rear, radiator, low level WC and wash hand basin.

**Rear Hall**

Door to the rear garden and coat/boot storage.

**Utility** 12' 0" x 4' 4" (3.66m x 1.33m)

Window to the rear and roof window. Space and plumbing for washing machine, tumble dryer and fridge.

**Kitchen/Family Room** 29' 4" x 10' 3" (8.95m x 3.12m)

This large room has windows to the front and rear. The kitchen area comprising range of base and wall mounted units with beech work surfaces, one and a half bowl sink unit with mixer tap and peninsular breakfast bar. Rangemaster range cooker with stainless steel extractor hood over. Space for dishwasher.

**Landing**

Solar light tube and access to the loft space. Built in airing cupboard with hot water cylinder and immersion.

**Bedroom 1** 16' 5" x 10' 2" (5.01m x 3.10m)

With window to the front and radiator.

**Dressing Area** 7' 9" x 6' 4" (2.37m x 1.93m)

With window to the front.

**En-Suite Shower Room**

Window to the side, low level WC, vanity wash hand basin and large shower cubicle with mains shower. Heated ladder towel rail. Tiling to splash prone areas and door leading to an eaves attic storage area.

**Bedroom 2** 18' 1" x 11' 9" (5.52m x 3.59m)

With window to the front and radiator. Large walk in wardrobe.

**Bedroom 3** 10' 9" x 9' 6" (3.27m x 2.89m)

With window to the rear, wash hand basin and radiator.

**Bedroom 4** 10' 7" x 8' 11" (3.22m x 2.72m)

With window to the rear and radiator.

**Bathroom**

With window to the rear. Bathroom suite comprising low level WC, vanity wash hand basin and panelled bath with shower attachment. Corner shower cubicle with electric shower. Heated ladder towel rail.





## Outside

The property is approached via a gated vehicular driveway which continues to the side and rear of the house with ample off road parking space and turning area. The front garden is laid to lawn with natural stone front boundary wall. There is a layby to the front of the house belonging to the property offering further parking. The rear garden is west facing with large patio area and built in barbeque, the garden is laid to lawn with various mature trees, shrubs and raised borders.

## Garage/Outbuilding 27' 7" x 20' 4" (8.41m x 6.19m)

Natural stone and block construction under a corrugated iron roof. Power and light is connected with mezzanine storage areas. Within the outbuilding the current owner has created an internal insulated office/games room. There may be the possibility that the outbuilding could be converted to provide ancillary accommodation subject to the usual planning and building regulations.









GROUND FLOOR

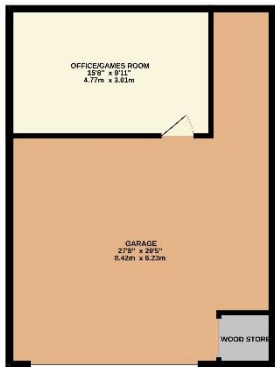


1ST FLOOR

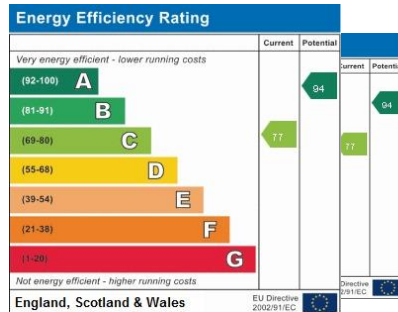


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2022

GROUND FLOOR  
585 sq.ft. (52.5 sq.m.) approx.



© 2022 Metropix Ltd. All rights reserved. This document is the property of Metropix Ltd. and is not to be distributed, copied, or used in any way without the prior written consent of Metropix Ltd. Metropix Ltd. is a registered company in England, No. 11458788. Metropix Ltd. is a registered company in England, No. 11458788. Metropix Ltd. is a registered company in England, No. 11458788.



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.