

Mill Lane

Pitcombe, BA10 0PH

COOPER
AND
TANNER



£360,000 Freehold

A well presented three bedroom semi detached home in the sought after village of Pitcombe near Bruton. Offering generous living space and attractive gardens, it provides an excellent balance of comfort and countryside living.

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 3  1  1 EPC C

£360,000 Freehold

ACCOMODATION

The property is entered through a welcoming hallway that leads into the large lounge diner, a bright and versatile room with plenty of space for both seating and dining areas. The spacious kitchen sits to the rear of the house and provides generous work surfaces, storage and room for further personalisation. A separate utility room adds valuable practicality and offers access to the outside. The downstairs bathroom is well arranged and features a full size bath along with a separate walk in shower, creating a comfortable and functional family space. On the first floor, the property offers three well proportioned bedrooms. Two are good sized doubles, while the third is a large single that would also work well as a home office or guest room. The layout provides flexibility for a range of lifestyles.

OUTSIDE

To the front of the property is an attractive garden, mainly laid to lawn with a selection of mature shrubs adding colour and structure. There is on street parking available to the front, and to the rear the property benefits from two private parking spaces which are accessed via a private right of way. The rear garden is gently sloping and enjoys a pleasant outlook. It is mostly laid to lawn with a number of established beds that provide seasonal interest. The space is ideal for families, gardening enthusiasts or anyone looking for a peaceful outdoor area to enjoy.

SERVICES

The property benefits from gas central heating. Mains gas and electric are connected. Mains water and drainage are also connected. The council tax band for the property is B.

LOCATION

Pitcombe is a charming Somerset village surrounded by rolling countryside and peaceful rural scenery. It sits just a short distance from the thriving town of Bruton, which offers an excellent range of independent shops, cafes, restaurants and cultural attractions including Hauser and Wirth and The Newt in Somerset. The area is well served by respected local schools such as Kings Bruton, along with good state options. Transport links are convenient, with Bruton railway station providing services to Bath, Bristol and London, and the A303 within easy reach. Pitcombe offers a wonderful blend of tranquillity and accessibility, making it a highly desirable place to live.

VIEWING ARRANGEMENTS

Viewings to be arranged through Cooper and Tanner Castle Cary on 01963 350327

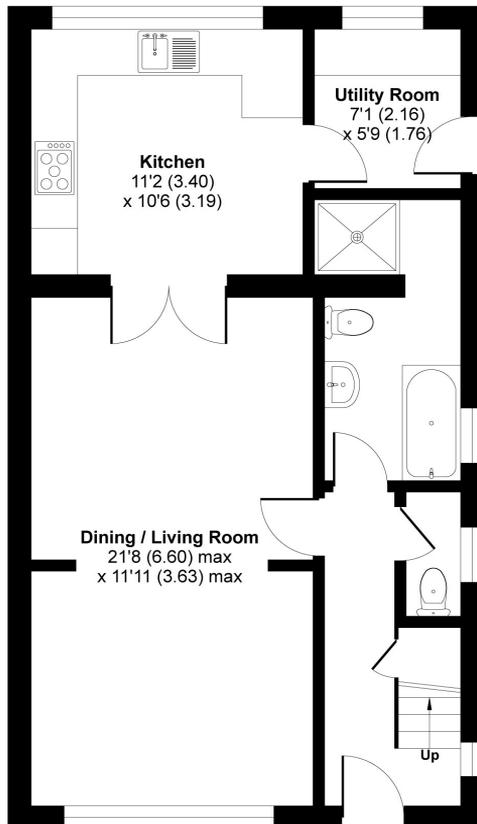




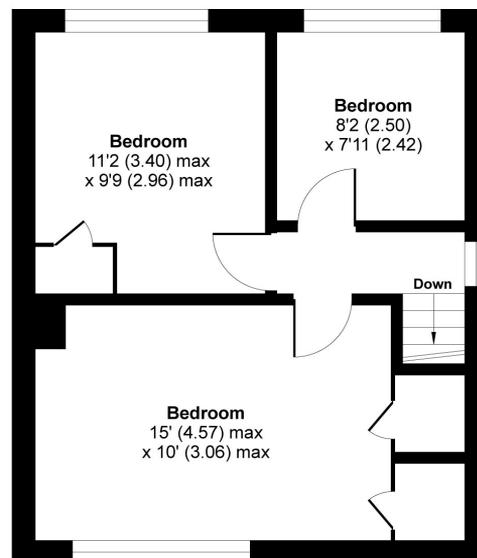
Sunny Hill Cottages, Mill Lane, Pitcombe, Bruton, BA10

Approximate Area = 994 sq ft / 92.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Cooper and Tanner. REF: 1417478

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