



360° Degree Virtual Tour
ALL 360 DEGREE VIRTUAL TOURS ARE INCLUDED IN YOUR MARKETING PACKAGE ALONG WITH DETAILED FLOORPLANS

FOR SALE

Penn Hill Park, Yeovil, BA20 1SE

£400,000



ORCHARDS
ESTATES

This unique hillside property in a central location offers a picturesque blend of town and country living.

Spread over two floors, it presents numerous accommodation options, even the potential for separate units.

The gated driveway atop the house provides a stunning view of Nine Springs Park, along with a spacious garage and workshop area.

This really is a rare opportunity to own a home which is situated only a short walk to town, yet retains the feel of living in the country.

£400,000



LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, the Octagon theatre along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles. Only 7 miles from the delightful Abbey town of Sherborne with its well known schools and 19 miles from Dorchester. The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir.

Entrance Level One

Entering the main floor, you'll be captivated by unobstructed park views from the sitting and dining rooms.

The kitchen, nestled between these spaces, also enjoys this serene outlook.

This level boasts a sizable bedroom with an en suite, a sunroom/home gym, a second bedroom, a bathroom, a separate WC, and extra room ideal for a home office or hobby space.

A utility area completes this floor.

Entrance Level Two

Accessible via internal stairs or a separate entrance, you'll find a utility room with a recently installed gas boiler and a bathroom.

The garden room serves as a second sitting area and leads to two more bedrooms and an upper garden terrace. This could easily be configured as separate accommodation.

The garden is a delight, built over several levels and not for the faint-hearted, which is why this property offers such a delightful outlook. The upper garden terrace is paved with a sunken pond and side access to a storage area which accesses under part of the rear of the house and would make an ideal cold store, wine cellar, etc. Side steps on both sides of the terrace provide access to the 2nd garden terrace which has space for a shed and offers a very private setting, ideal for those who wish to avail of the views and perhaps include installation of a hot tub, a sure fired success to spend those long evenings in a Scandi setting. Further steps down provide access to the lower garden. The garden is steep, the steps are steep, this is not a property for those who are looking for a manicured lawn, rather this is ideal for those who want to enjoy a beautiful unspoilt outlook with little maintenance required.

Summary

To fully appreciate this property, we highly recommend a physical viewing. It's an opportunity you won't want to miss for a unique blend of town and country living.

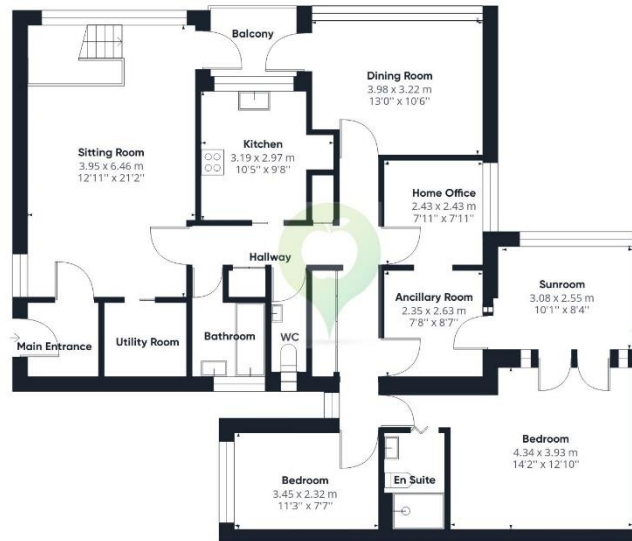
Additional Information

The property is believed to date from the 1960s. There are 2 separate Gas Boilers, 1 for each floor.





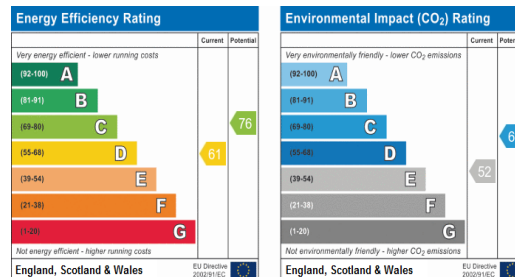
Floor 1



Floor 2



Floor 3



(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Approximate total area⁽¹⁾

261 m²
2458 ft²

Reduced headroom

0.27 m²
2.88 ft²

Directions From Horsey roundabout proceed along Brunwick Street and straight on at the traffic lights. Take the next turning on the left into Penn Hill and left again into Penn Hill Park. The property can be found on the left hand side just as the road bends to the right.



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