



## Sunny View and Pea Cottage

Limington, BA22 8EQ

GeorgeJames PROPERTIES  
EST. 2014



# Sunny View and Pea Cottage

Limington, BA22 8EQ

Guide Price - £1,245,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Sunny View is a stunning individual modern single storey family home offering spacious well designed contemporary living. The property was designed and built by the current owners and completed in 2021 and still retains the remainder of its 10 year build warranty. Within the grounds is a separate detached two bedroom cottage ideal for holiday letting or annexe. The main house features a fabulous open plan living area which incorporates the kitchen with large central island and spacious dining and sitting area with wood burning stove. The cottage has been recently fully renovated and offers comfortable self contained accommodation with parking, garage and private gardens. The whole property is set in almost an acre with large parking area, formal private gardens and small paddock backing on to open farmland. There are a number of useful outbuildings including a double garage with adjoining home office.

## Pea Cottage

Pea Cottage is a completely self contained independent property from the main house, the stone built cottage has been extended and renovated throughout and offers two double bedrooms, a bathroom and shower room, spacious open plan sitting/dining room with log burner and a fitted kitchen with built in appliances. Externally there is driveway parking for three vehicles with a detached single garage and a low maintenance non-overlooked garden to the rear.

## Amenties

The property is situated within the small idyllic village of Limington which has a parish church and a very popular public house. The popular village of Ilchester is approximately 1.5 miles away and offers a full range of amenities including a petrol station, post office, local shop, pubs and restaurants, church and primary school. A more comprehensive selection of amenities can be found in Yeovil approximately 5 miles to the south, including a golf course and a main line rail connection (London Waterloo) from Yeovil Junction. There are also excellent road links including the A303, that can easily be reached via Ilchester.





### Services

Mains water, drainage and electricity are all connected. An efficient electric air source heat pump provides hot water and under floor heating throughout. Council tax band F. The cottage has oil fired central heating to radiators.

## Sunny View Accommodation

**Entrance Hall** 49' 7" x 8' 6" (15.12m x 2.60m)

**WC** 4' 2" x 6' 6" (1.28m x 1.97m)

**Sitting Room** 15' 5" x 15' 11" (4.71m x 4.86m)

**Kitchen/Dining/Family Room** 27' 6" x 27' 4" (8.37m x 8.33m)

**Utility room** 11' 11" x 8' 4" (3.62m x 2.55m)

**Bedroom 3** 11' 5" x 15' 8" (3.49m x 4.78m)

**Bedroom 2** 11' 7" x 14' 4" (3.52m x 4.36m)

**En-suite Shower Room** 6' 8" x 6' 7" (2.04m x 2.00m)

**Bedroom 1** 17' 4" x 11' 11" (5.28m x 3.64m)

**En-suite** 9' 0" x 5' 3" (2.75m x 1.61m)

**Bedroom 4** 12' 3" x 15' 1" (3.73m x 4.60m)

**Bathroom** 8' 9" x 8' 10" (2.66m x 2.68m)

### Outside

The property is approached via a long gated driveway leading to a large parking area with access to the double garage and office. The drive continues to the side of the property giving vehicular access to the rear where there is further parking and large barn/garaging suitable for caravan/motorhome or boat. To the immediate rear of the house are formal gardens with large patio area and covered veranda and aluminum louvered pergola.

**Double Garage** 16' 0" x 17' 4" (4.87m x 5.28m)

**Office** 17' 4" x 17' 8" (5.29m x 5.38m)

This useful work space is detached from the house, fully insulated with light and power connected. There is also a store room with water connected and separate WC.

**Barn** 32' 10" x 26' 5" (10m x 8.05m)

**Summerhouse** 12' 11" x 9' 8" (3.94m x 2.95m)





## Pea Cottage Accommodation

**Sitting Room/Dining Room** 17' 5" x 22' 2" (5.3m x 6.75m)

**Kitchen** 11' 3" x 9' 0" (3.42m x 2.74m)

**Inner Hall**

**Bedroom 2** 11' 2" x 9' 0" (3.41m x 2.75m)

**Shower Room** 7' 9" x 7' 2" (2.36m x 2.19m)

**First Floor Landing**

**Bedroom 1** 17' 5" x 15' 4" (5.31m x 4.68m)

**Bathroom** 7' 1" x 9' 5" (2.16m x 2.88m)

### Outside

To the front is a gravelled driveway with parking for three cars and access to the garage, a timber gate providing access to the rear garden, further side access gate and external light. To the rear the garden is predominantly laid to lawn enclosed by timber fencing, paved patio area and pathways, raised planters and an external light.

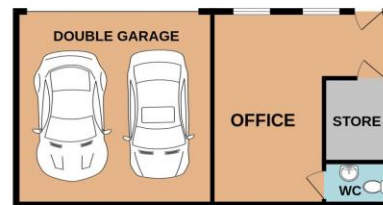
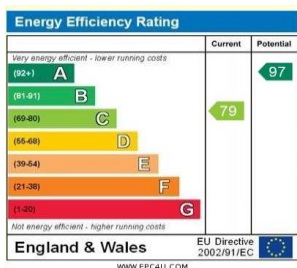
### Garage







GROUND FLOOR  
3049 sq.ft. (283.3 sq.m.) approx.

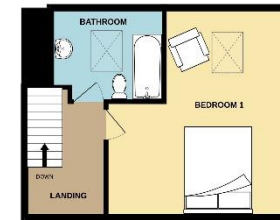


TOTAL FLOOR AREA : 3049 sq.ft. (283.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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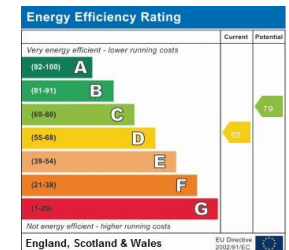
GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 3388 sq.ft. (312.4 sq.m.) approx.  
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