

THE FOUNTAIN

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HIGH HAM, LANGPORT





Fountain House, High Ham, Langport, Somerset, TA10 9DB

*Langport 3 miles; Street 7 miles; Bridgwater 9 miles;
Yeovil, Wells & Taunton 14 miles.*



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255 sqm

A freshly renovated GII listed home enjoying exceptional views from the top of High Ham, with 1.2 acre plot, flexible living accommodation, home office pod, annexe, and a wealth of character.

Freehold Guide Price £725,000

DESCRIPTION

Occupying an enviable, elevated position with a spectacular outlook over the Somerset levels, Fountain House is a generous and versatile family home which dates back in its origin to the 16th Century and has been sympathetically updated to create a statement property filled with a pleasant blend of character and contemporary features across 3,000 sqft of flexible accommodation.

The property is accessed from the front through a small porch which leads into an entrance hallway laid with stone tiles; divided off the sitting room by exposed timbers mirroring those on the ceiling. The sitting room is a wonderfully light space, laid with carpet and boasting a sizeable inglenook fireplace with bread oven and curing chamber, with woodburning stove in situ. A large window to the front offers an attractive outlook to the garden whilst a stained glass window through to the kitchen adds further charm.

The kitchen itself sits at the rear of the home with a large window offering a level view across the whole of the rear garden. A galley-form range of base units with wooden worktops offer a sizeable amount of storage, with a built-in dresser and matching surround for the fridge adding to this. The kitchen is equipped with a 4-ring induction hob, eye-level oven/grill, and ceramic sink with drainer. To the rear of the kitchen is an extremely handy larder/utility room, which also houses the oil fired boiler, and a small rear porch doubles as a boot room, leading out to the back garden.



Fountain House also enjoys a formal, dual-aspect dining room which features a blue Lias fireplace with inset woodburner and oak beams adding character. Additionally, there is a small study area offering the ideal home office space enjoying an attractive outlook across the garden, and a cloakroom, with WC and basin.

The master bedroom is located downstairs and is of substantial size, with windows to both front and rear, a dressing room, and an en-suite fitted with shower cubicle, WC, and pedestal basin. The remaining four bedrooms are located upstairs, all being generous sizes that accommodate double beds and with varying degrees of integrated wardrobe/storage space. Completing the accommodation within the property is the family bathroom, appropriately tiled and fitted with a bath with shower over, WC, and basin within vanity.

OUTSIDE & OUTBUILDINGS

Fountain House enjoys a central position in a fantastic 1.2 acre plot, which is laid predominantly to large lawns at the front and rear. The rear garden is fully enclosed with established hedgerows, whilst a handful of mature trees are seen throughout. The garden extends to one side, with High Ham's elevated position allowing for near-unrivalled views across to Glastonbury Tor and beyond. Making the most of this outlook is a home office pod, which is fully equipped with power and lighting, as well as a small kitchenette and bathroom. The pod features a decking area and hot tub (available by negotiation) overlooking the Somerset Levels, offering an ideal potential holiday let income source (subject to planning).

At the front of the plot is sufficient parking for several vehicles in front of the double garage, which features timber garage doors and is fitted with power and lighting. Adjacent is a carport which leads through to a small yard/parking area that services the annexe, allowing independent access in and out. The annexe itself is of modest size, with a small kitchenette, sitting area, bedroom area, and an en-suite shower room with WC and hand basin.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Private drainage. Oil fired central heating. Council Tax: F

DIRECTIONS

What3words:///civic.enchanted.command

ADDITIONAL INFORMATION

Broadband: Highest estimated download speed 1000 Mbps (Ofcom)

Mobile Coverage: Available via EE, O2, Three and Vodafone

Flooding: The property is in an area at no risk of flooding.



SITUATION

Fountain House occupies a superb plot within the sought after village of High Ham which offers local facilities including its renowned primary school, inn, village hall, and nearby thatched windmill in the ownership of the National Trust. The village is readily accessible, just three miles from the bustling market town of Langport which offers good day-to-day amenities, including supermarket, shops, banking and post office facilities, doctors' and dentists' surgeries, pubs, garages and fuel station, churches, library, primary school, and Huish Episcopi Academy with adjoining Sports Centre boasting facilities for all ages.

The larger regional centres of Yeovil, Bridgwater, and Street are all within reasonable driving distance, each offering extensive recreation, shopping, leisure, business, and scholastic facilities, including numerous highly regarded private schools. The County Town of Taunton lies 15 miles to the West and the cities of Bristol, Bath, and Exeter are c. 1 hour distant.

There are main line rail links at Taunton and Castle Cary (Paddington), and Yeovil (Waterloo), whilst the M5 can be accessed at J25 Taunton and J23 Bridgwater (10 miles). The A303 linking with the M3 is around eight miles distant and both Bristol and Exeter airports are less than an hours' drive.



VIEWING

Strictly by appointment with the agents

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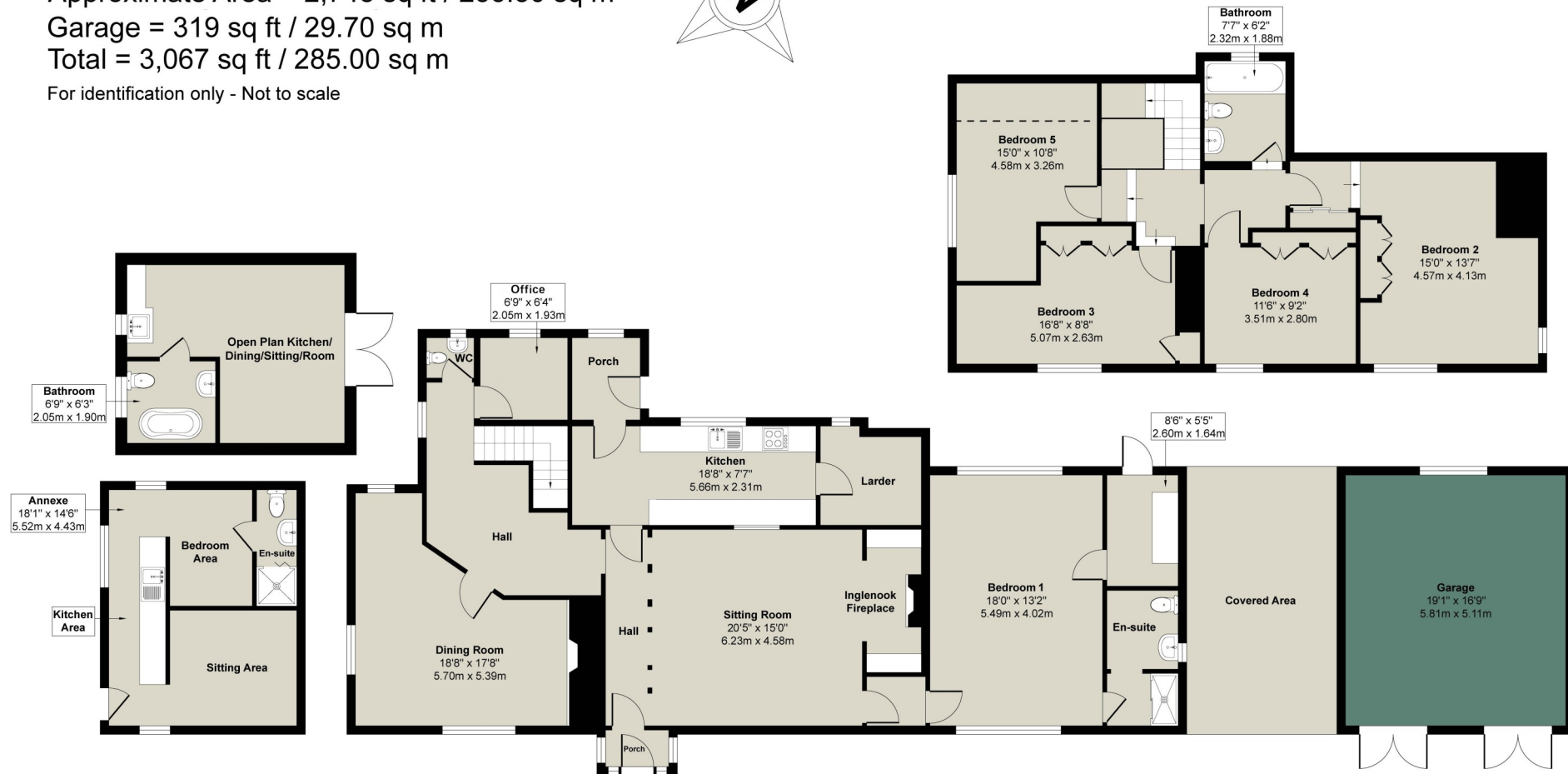
High Ham, Somerset, TA10

Approximate Area = 2,748 sq ft / 255.30 sq m

Garage = 319 sq ft / 29.70 sq m

Total = 3,067 sq ft / 285.00 sq m

For identification only - Not to scale



© 2024 Greenslade Taylor Hunt. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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