CRABTREE LANE

gth

HAMBRIDGE









Park House, Crabtree Lane, Hambridge, Langport, Somerset TA10 0AE

Langport 4 miles; Ilminster 6 miles; Taunton 12 miles; Yeovil 14 miles; Bridgwater 15 miles

4 | 5 | 3 | 285 sqm

A sizeable, prominent home on the outskirts of Hambridge, boasting ample internal accommodation, double garage, and two barns ripe for a multitude of uses, all set within 1.4 acres of attractive grounds which enjoys countryside views. No onward chain.

Freehold Asking Price £770,000

DESCRIPTION

Introducing Park House: a signature residence coming to market for the first time in 30 years. Rebuilt in the 1980's in a Georgian style, the home now presents an opportunity for a new proprietor to create a truly statement home in superb grounds totalling 1.42 acres. Occupying a private and established setting, the property combines classic architectural symmetry with substantial family living space and exceptional potential for modernisation. Together, the grounds, scenic setting, and future potential combine to offer a rare opportunity in a highly desirable, semi-rural location.

A well-established rose climbs across the front of the house, beautifully framing the home above and around the porch, which leads through to a generous entrance hall, enjoying high ceilings and a large, square shape, mirrored throughout the remaining property and typical of the faux-Georgian style the home was constructed in. The house boasts a wealth of internal accommodation, with four generous reception rooms and a large kitchen/diner offering flexible use of the spaces. The sitting room is dual aspect - another characteristic found throughout the home - and features an attractive cast iron and tiled fireplace and a glazed door leading to the garden room. With a wall of windows overlooking the rear, the garden room is a pleasant space to sit and enjoy the outlook. Adjacent, the kitchen is fitted with a range of pine wall and base units with a 4-ring induction hob, cooker, sink with drainer, space for a dishwasher, and space for a fridge and freezer, cleverly inset into the wall. Boasting ample room for a large family dining table, the kitchen offers a highly sociable space perfect for entertaining.

Adding to the downstairs accommodation is a good sized dining room complete with engineered oak floor and feature fireplace with marble surround, along with a generous study with large bookshelf and cupboard configuration along one wall. Finally, a separate utility room offers additional storage and practicality with direct external access to the side of the property.

Upstairs, the home enjoys bedroom accommodation spread over two additional levels. To the first floor are four bedrooms, all carpeted doubles, with the largest enjoying integral wardrobes and a small Juliette balcony. There are two bathrooms offering multiple wash facilities with shower, toilet, bath, bidet, and hand basin, whilst three cupboards offer storage on the landing; an open, part-galleried space with large window to the rear, encapsulating the light and airy feel which characterises the home. The top floor sees one further double bedroom and bathroom, with shower, WC, and hand basin, along with a large airing cupboard.

OUTSIDE

Park House is approached via a substantial gravel driveway, offering extensive off-road parking and access to a detached double garage. Set within beautifully maintained gardens and grounds extending to 1.42 acres, the house occupies a truly enviable position surrounded by open countryside and enjoying far-reaching rural views.

The grounds are predominantly laid to lawn and thoughtfully landscaped with a variety of mature trees, established shrubs and colourful, well-stocked borders, creating a peaceful and picturesque environment throughout the seasons. The generous plot provides an exceptional degree of privacy while also offering superb versatility for modern family living, outdoor entertaining and recreational use. Whether enjoying summer gatherings, creating dedicated play areas, or simply appreciating the tranquil setting, the outdoor space is a particular feature of the property.

Further enhancing the garden is a greenhouse, a large garden shed, and two substantial barns/outbuildings, offering excellent flexibility for a wide range of potential uses such as workshops, hobby rooms, secure storage, or home business space, whilst also presenting potential for annexe conversion, subject to any necessary consents.

SERVICES & OUTGOINGS

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

ADDITIONAL INFORMATION

Broadband: Ultrafast broadband is available locally. Estimated available download and upload speeds of up to 1000mbps (Ofcom)

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

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

Directions: What3words:///cleanser.conveys.subtitle







SITUATION

Park House sits on the outskirts of the desirable village of Hambridge, enjoying a lovely outlook with an elevated position above the Somerset Levels. With its well-regarded primary school, church, village hall, and the highly popular Lamb and Lion pub sitting at its centre, Hambridge is a popular village.

The village of Curry Rivel with shop, post office, garage, and exceptionally popular gastropub, The Firehouse, is two miles away whilst the market towns of Langport and Ilminster are c. five miles distant, with their everyday amenities including supermarkets, pubs, banking services, library, doctors' and dentists' surgeries, veterinary surgery, schools, shops, etc..

The county town of Taunton lies thirteen miles to the west, with other nearby larger centres of Yeovil and Bridgwater, offer an extensive range of shopping, educational, commercial, leisure, and recreational facilities together with excellent road (M5 J25) and rail communications (Taunton to Paddington, Yeovil to Waterloo). The A303 is readily accessible offering swift access to the wider network.

Bath, Bristol, and Exeter are all c. one hours' drive, with Bristol and Exeter airports accessible in under an hour or so. Central London is driveable in three hours, whilst the Taunton fast rail line can reach Paddington in 1h45m.







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

4 Parrett Close, Langport, Somerset, TA10 9PG

Email: residential.langport@gth.net

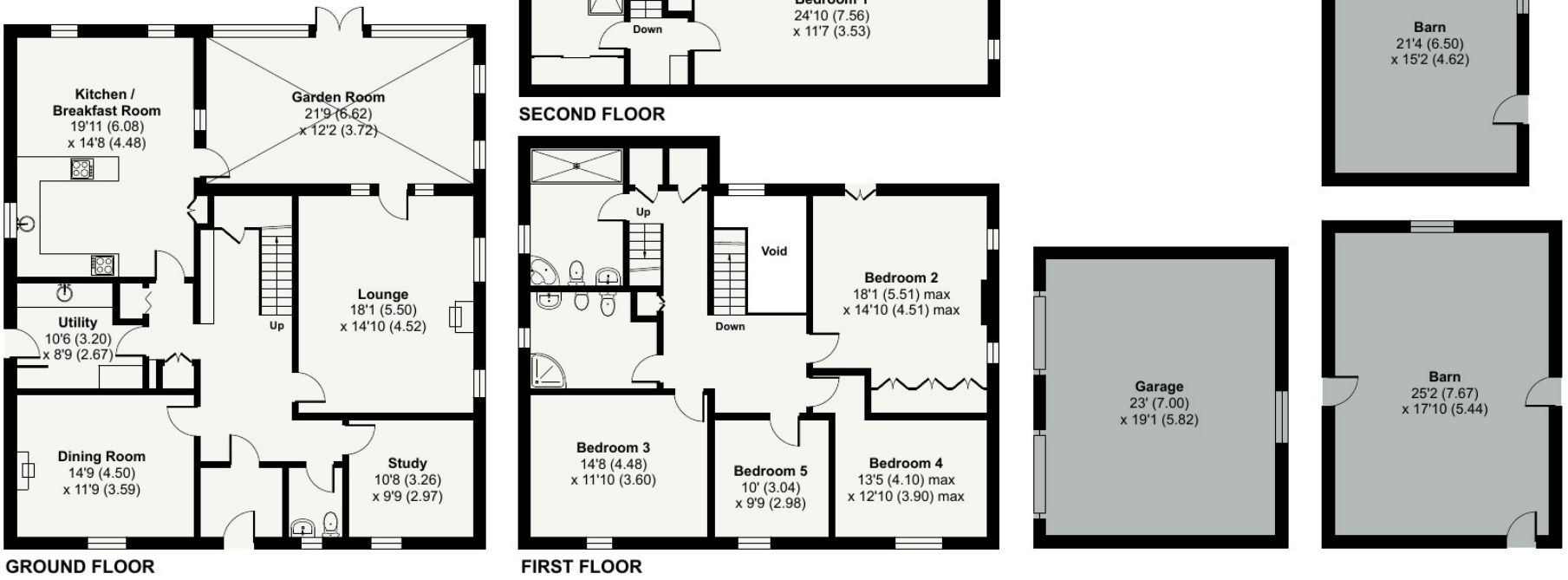
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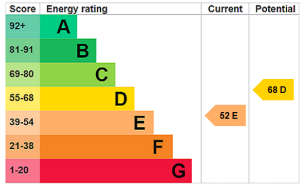
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Park House, Hambridge, Langport, TA10 0AE

Approximate Area = 3072 sq ft / 285.3 sq m (excludes void)
Garage = 439 sq ft / 40.7 sq m
Outbuildings = 772 sq ft / 71.7 sq m
Total = 4283 sq ft / 397.7 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1464840

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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.











