



ENGLISH HOMES

The Lodge, Stout Road, High Ham,
Langport, Somerset, TA10 9BX

The Lodge is a wonderful period family home that has undergone extensive and sympathetic restoration by the current owners, located on the edge of the highly desirable village of High Ham. The property offers versatile accommodation with five reception rooms, four bedrooms and three bathrooms. The kitchen is a relaxed space ideal for both cooking in the bespoke kitchen together with socialising, with floor to ceiling oak windows giving views over the garden and the paddock. The master bedroom is spacious with floor to ceiling oak windows with views, together with vaulted ceiling, Juliet balcony, walk in wardrobe and ensuite. To the ground floor, there is underfloor heating throughout. This equestrian property stands in grounds in excess of 2 acres of private gardens and paddock with a purpose built timber double stable block & tack room with power and water connected. In addition, there is a two-storey detached barn with a number of potential uses and is currently used for garaging with storage above.

Guide Price £1,250,000

Location: Located on the edge of the village of High Ham, The Lodge is a wonderful period family home that has undergone extensive and sympathetic restoration by the current owners. The village is set in the heart of Somerset and occupies a position high on a hilltop overlooking the famous 'levels', with the Blackdown Hills to the south, the Mendips and Bristol Channel to the north and the Quantocks to the west. The village has a popular and highly-rated primary school, a pub, a historic church, along with a village hall and recreational amenities. It is also home to the only thatched windmill in England built in 1822 and owned by The National Trust. The north and south coasts are also within reach, with the Jurassic Coast towns of Lyme Regis and Charmouth about an hour away by car and the open beaches to the north of the county even closer for a perfect dog walk.

The Property:

Inside: The front door of The Lodge opens to an inviting entrance hall with limestone flooring and ample storage space provided beneath the stairs. Two sitting rooms lead off the hallway, plus a cosy study/snug with exposed brickwork, shelving and a pretty wooden fireplace and mantelpiece. From the hallway, a turned staircase leads to the first floor. The

sitting rooms are situated to the right and left of the hallway and overlook the front garden. These rooms have existing period features, one with a lovely inglenook stone and brick fireplace and the other with a reclaimed brick fireplace and both fitted with woodburners. Leading off from one of the sitting rooms is a light-filled and calm garden room with windows on two sides that overlook the front gardens and with a reclaimed brick floor, exposed timbers and stone walls. This room has a multitude of uses (apart from its current use as a garden room) and would lend itself to a hobbies room, or would be equally useful as a 'work from home' space particularly as it has a door leading to the outside giving separate access. A door at the end of the hallway leads into the light and spacious family kitchen. This room has exposed brickwork, the flooring is a light limestone and the ceiling is reclaimed timber recovered from the house during the renovations. Several full-height oak windows flood the room with light and afford views over the land and gardens that surround the property. If kitchens are the heart of the home, then this fits the bill – it is a wonderfully relaxed space, designed to be both socially agreeable and

planned around the cook! A large island provides plenty of work space and the kitchen is fitted with Neff appliances including an oven and microwave, a full steam oven, plus a separate vacuum drawer. There is also an induction hob, a Quooker boil tap, integral dishwasher and a wine cooler. Leading from the kitchen is a utility room with a Belfast sink, wood countertops and shelving. There is built-in storage for a washing machine and tumble dryer as well as a separate WC and a useful boot room leading out to the garden. There is a further light and spacious room that leads from the kitchen with French windows to the garden that is currently used as a music room, but could equally be employed as a playroom, gym, dining room or breakfast room. From the entrance hall, the stairway to the first floor leads to a spacious and light landing. Here, there are two large cupboards for storage, one an airing cupboard and the second a storage cupboard with shelving and hanging rail. The spacious and relaxing master bedroom is at the rear of the property and has a vaulted ceiling, with full-height oak windows with Juliet balcony overlooking the gardens and countryside beyond. The room is bright and airy and from a short

passageway that leads to the ensuite, sliding doors open into a well-planned and generous walk-in wardrobe with automatic lighting, ample hanging space, shelving, drawers and a full-length mirror. All of the bedrooms are a good size, two with ensuites, plus a further family bathroom with a bath, shower enclosure, basin and WC. This bathroom also has the added feature of original wide floorboarding to the floor and to one wall, which was also reclaimed from the house during its renovation. All three bathrooms are fitted with back to wall or wall hung toilets, vanity units with storage drawers and all have LED touch mirrors, plus automatic lighting. Two of the remaining bedrooms also have feature fireplaces, bedroom two has a built-in wardrobe and all the bedrooms have exposed timbers and other attractive period features.

Outside: The lovely gardens surrounding The Lodge are a mix of lawned areas with deep borders and established shrubs and with a wild area with productive old apple, plum and pear trees. There are also wooded areas with numerous trees and woodland plants to be found. Winding around two sides of the property to the rear is a large, low-walled patio area with a custom-built stone and brick pizza oven. Old reclaimed flagstones are set into the gravel, where plants happily self-seed, providing ample seating areas perfect for





alfresco dining and space to relax. Old railway sleepers step up onto a further lawned area overlooking the land to the rear with two ancient walnut trees, along with other trees, shrubs and plants. From the rear garden, access is gained to the boiler room that houses the oil-fired boiler, hot water cylinder and other controls and there is also ample storage space and shelving. There is a further separate small stone storage building to the side. The Lodge is approached via a wooden five-bar gate and a long and sweeping gravel driveway leading to a turning circle and parking area to the front of the house, all framed by mature and attractive trees. There is a further driveway to the side of the property and a further five-bar gate that leads to the rear. A herb garden with brick pathways is to the right of this with a wood store and seating area and there is a large parking area for a number of vehicles and also a separate wooden five-bar gate leading to the paddocks beyond. Located to the side of The Lodge adjacent the rear parking area is a good-sized two-storey detached stone barn with a number of potential uses and is currently used for

garaging with storage above. The whole of the property is surrounded by agricultural land and is enclosed by original stone walls, established hedging and its paddocks are securely fenced with post and rail fencing and hedging and with a separate wooden five-bar gate leading directly to the roadway. Within the paddocks and close to the house is a purpose-built timber double stable block with a reclaimed pantile roof. The stable has light, power and water and has been carefully designed in an L-shape with a hay store and tack room.

The Area: Just a short distance away and on the edge of the Somerset Levels sits the historic market town of Langport. With its riverside setting and activities providing fun, both on and off the water, the town is busy and thriving with numerous independent shops, cafes, plus a mix of regular local markets. It is also conveniently positioned between the popular nearby towns of Taunton, Glastonbury, Bruton, Yeovil and The City of Wells. Langport's central location means there are numerous opportunities within a short distance to experience great shopping and dining



options including The Black Swan pub in Langport, The Firehouse in Curry Rivel, and The Devonshire Arms in Long Sutton to name but a few. Langport is also within easy reach of Hauser & Wirth and The Newt at Bruton, and highly acclaimed restaurants such as 28 Market Place at Somerton and HOLM in South Petherton. There is also an excellent choice of independent schools for children of all ages, including Millfield, Sherborne School, Hazlegrove, Bruton Schools, Taunton School, Kings College and Queen's College. Travel in to and out of the area is made accessible by the close proximity of major roads such as the A303 and the M5. Train travel is also readily available with a number of stations around a 30-minute drive away such as Yeovil, Taunton, Bridgwater and Castle Cary.

Services: Mains water, drainage, electricity and oil fired central heating.

Directions: From English Homes Langport office turn right towards Somerton. Approaching the brow of Picts Hill turn left signed High Ham. Soon after entering the village take the third right hand turning by The Green. Proceed for a short distance, where the property is located on the left hand side.

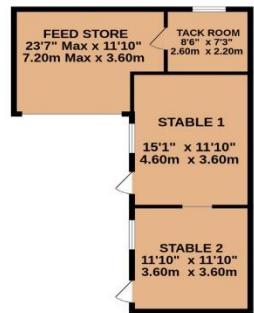
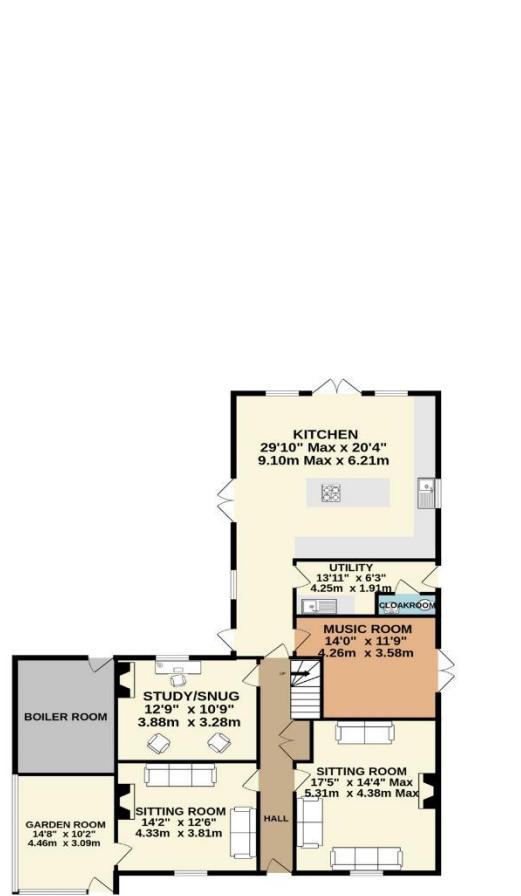
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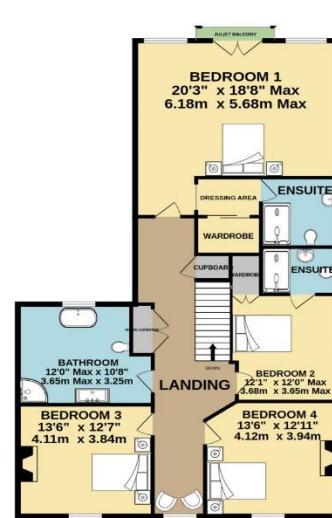
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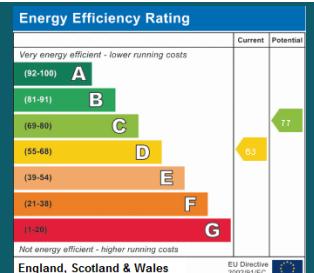
1ST FLOOR



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.







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