



Cider Cottage
High Ham, TA10 9BD

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Guide Price - £1,075,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

Cider Cottage is a beautiful detached family home which has been redesigned and substantially extended by the current owners. The property is offered in outstanding condition with high quality workmanship and incredible attention to detail throughout. The accommodation has been designed to take full advantage of the views with a fantastic oak frame glass elevation with bi-folding doors from the sitting room and Juliet balcony from the main bedroom suite. The house is privately situated on the outskirts of the village occupying an elevated position with the most spectacular panoramic countryside views including Glastonbury Tor. Outside there are formal gardens and grounds extending to approximately 2.5 acres with paddock, vegetable gardens and 40 metre fishing lake.

Amenities

High Ham is a much sought after village with local facilities that include a church and Primary School. The village is also home to the 'Stembridge Tower Mill' it is the last remaining thatched windmill in England. The village is less than 4 miles to the north of Langport which offers a good range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Episcopi Academy. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington) The Dorset coast is about 25 miles.

Services

Mains water, electricity and drainage are all connected. The property still retains a septic tank where only kitchen waste water and surface water drain. Oil fired boiler providing hot water and central heating. Council tax band E.

Breakfast Room 13' 2" x 12' 8" (4.01m x 3.86m)

Entrance door with storm porch leads to the breakfast room with window to the front and flagstone floor. Built in cloaks cupboard and cupboard housing the boiler. Radiator and internal door leading to the annexe.



Kitchen 17' 4" x 15' 0" (5.29m x 4.58m)

With window to the rear and two electrically operated roof windows, high quality fitted kitchen with solid oak work surfaces, sink unit with mixer tap and built in dishwasher. Siemens eye level, ovens including steam oven and microwave. Space for 'American' style fridge freezer. Large central island unit with five ring induction hob with built in extractor. Porcelain flooring with under floor heating.

Utility Room 12' 0" x 4' 10" (3.65m x 1.47m)

With window to the rear, range of fitted units with sink and wine fridge, space for washing machine, tumble dryer.

Cloak Room

With window to the rear, open shower area with mains shower, low level WC and wash hand basin. Radiator.

Dining Room 13' 7" x 13' 4" (4.15m x 4.10m)

With bi-folding doors to the rear patio and two electrically operated roof windows. Oak floor with under floor heating and exposed natural stone feature wall.

Sitting Room 31' 6" x 15' 7" (9.60m x 4.75m)

This large room has a snug sitting area with herringbone parquet flooring and stone beamed fireplace housing wood burning stove. The main sitting room is carpeted with inset ceiling speakers, media wall which is back lit with discrete shelving. Side window and full width bi-folding doors leads to the patio. Under floor heating.

Study 8' 8" x 7' 8" (2.63m x 2.33m)

With window to the front and radiator.

Landing

With window to the front.

Principal Bedroom Suite 16' 1" x 15' 9" (4.90m x 4.79m)

The main bedroom is quite stunning with an impressive open vaulted ceiling with heavy oak exposed roof trusses and up lighting. The room has full height glazing on two sides with Juliet balcony and breathtaking panoramic views towards Glastonbury Tor. There is under floor heating and a wall mounted air conditioning unit.

Dressing Room 8' 2" x 6' 11" (2.49m x 2.12m)

With fitted hanging space and shelving.

En-Suite Shower Room 8' 5" x 7' 4" (2.56m x 2.24m)

With window to the front, large shower cubicle with mains rain head shower. Low level WC and twin wash hand basin with mirror over. Radiator.

Bedroom 2 14' 2" x 12' 7" (4.31m x 3.83m)

With windows to the rear and side. Radiator and built in cupboard.



Bedroom 3 13' 3" x 11' 1" (4.04m x 3.38m)

With window to the rear and built in double wardrobe. Radiator.

Bedroom 4 10' 10" x 6' 1" (3.30m x 1.85m)

With window to the rear, built in cupboard and radiator.

Bathroom

With window to the front, low level WC, twin wash hand basins with large mirror over and paneled bath. Large shower cubicle with electric shower. Radiator.

Annexe Sitting Room 12' 10" x 10' 2" (3.91m x 3.11m)

With private entrance door independent from the main house suitable for family, guests or holiday rentals. Window to the front and built in cupboard. Internal door leads to the breakfast room. Part oak and flagstone floor, stairs lead to the first floor.

Shower Room

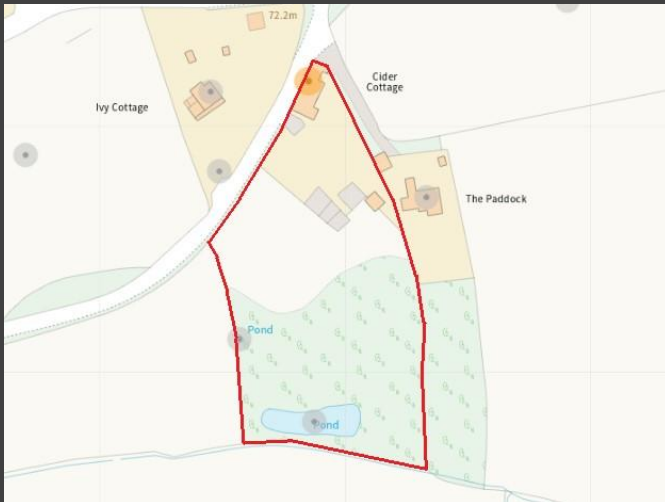
With window to the front. Wash hand basin, low level WC and shower cubicle with mains shower. Oak floor and heated towel rail.

Bedroom

With large apex window with views and roof window. Oak flooring.

Outside

To one side of the house a lane leads to a parking space with electric car charging point. To the other side of the house electric vehicular gates leads to a large gravelled parking area. Along the rear of the house is a good size patio overlooking the formal lawned gardens with pergola and further secluded patio. There is a productive vegetable garden with greenhouse, open fronted tractor shed and enclosed store, there is also a large enclosed chicken run and coop. From the parking area a gate gives access to a paddock with walkways leading a secluded and tranquil 40 metre fishing lake.





GROUND FLOOR
1477 sq.ft. (137.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

1ST FLOOR
1258 sq.ft. (116.9 sq.m.) approx.



TOTAL FLOOR AREA: 2735 sq.ft. (254.1 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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