



Yew Tree Farm

Long Street, Low Ham, TA10 9DW

GeorgeJames PROPERTIES  
EST. 2014



# Yew Tree Farm

Long Street, Low Ham, TA10 9DW

Guide Price - £1,250,000

Tenure – Freehold

Local Authority –Somerset Council

## Summary

Yew Tree Farm is an attractive Grade II listed detached farmhouse with parts dating from the 17th century. The property was sympathetically renovated by the previous owners along with the addition of the impressive detached self contained annexe/cottage. The main house offers beautiful, spacious accommodation, full of original character with many period features catalogued by the Somerset Vernacular Group including chamfered beamed ceilings, flagstone floors and two sets of stone winding stairs now not in use. The annexe brings a more modern contemporary feel with large bright open plan living. The annexe would offer perfect accommodation for family or guests but would also make a luxury holiday or short term let. The property is set in land approaching 2 acres with formal gardens along with two pony paddocks. There is a Dutch barn, stone outbuilding/stable and carport. The stone outbuilding may be suitable for conversion to an additional annexe/cottage subject to the usual permissions.

## Services

Mains water, electricity and drainage are all connected, Independent oil fired central heating to the main house and annex. Council tax band F.

## Entrance Hall

Main entrance hall with flagstone floor and built in cupboard.

## Games Room 16' 5" x 12' 8" (5.00m x 3.85m)

With window to the front. Exposed beams and cast iron fireplace.

## Dining Room 16' 5" x 13' 3" (5.00m x 4.03m)

With window to the front with window seat. Flagstone floor and exposed beams. Underfloor heating. Beamed fireplace housing cast iron stove with cupboard to the side.

## Boot Room 16' 11" x 8' 2" (5.16m x 2.49m)

With window to the front, flagstone floor, exposed beams, fitted dresser and large built in cupboard.

## Kitchen/Breakfast Room 17' 5" x 13' 9" (5.31m x 4.20m)

With windows to the rear and French doors to the garden. The kitchen has a part vaulted ceiling with roof window. Oak flooring and range of fitted kitchen units with granite work surfaces over. Central island unit with granite top. Double Belfast sink unit with





mixer, built in dishwasher and fridge. A recess housing an oil fired AGA with matching side module consisting of double electric oven and gas hob.

**Utility** 5' 11" x 5' 7" (1.80m x 1.70m)

With window to the rear and space for washing machine and tumble dryer. Oil boiler and sink unit.

**Bathroom**

With low level WC, wash hand basin and panelled bath with mains shower over. Radiator and oak flooring.

**Rear Hall**

With full height glazing and door to the garden. Oak flooring and stairs to the first floor.

**Office** 15' 2" x 10' 10" (4.63m x 3.30m)

Window to the side, exposed ceiling beams and large inglenook fireplace with huge bressummer and bread oven. Original stone winding staircase (not in use). A corridor to the side of the fireplace leads to the sitting room.

**Sitting Room** 18' 11" x 17' 5" (5.76m x 5.32m)

With French doors to the garden and window to the side. Beamed fireplace housing cast iron stove. Opening to further sitting area/reading room.

**Seating Area/Reading Room** 17' 5" x 10' 2" (5.32m x 3.10m)

With window to the rear and French doors to the garden. Fitted book shelves.

**Landing**

With built in airing cupboards. The landing continues to the main bedroom with further built in cupboards.

**Bedroom 1** 18' 5" x 14' 6" (5.61m x 4.42m)

With window to the rear and two roof windows to the side. Radiator and vaulted ceiling.

**Dressing Room**

With built in wardrobes.

**En-Suite Bathroom** 9' 7" x 7' 7" (2.91m x 2.30m)

With low level WC, wash hand basin and shower cubicle with mains shower. Roll top bath. Heated ladder towel rail.

**Bedroom 2** 13' 6" x 13' 5" (4.11m x 4.10m)

With window to the front and radiator.

**Bedroom 3** 13' 8" x 10' 1" (4.16m x 3.07m)

With window to the front and radiator.

**Bedroom 4** 13' 7" x 8' 8" (4.13m x 2.65m)

With window to the front and radiator. Large built in storage cupboard.

**Bedroom 5** 13' 8" x 7' 11" (4.17m x 2.41m)

With window to the front and radiator.





**Bathroom** 9' 5" x 8' 7" (2.87m x 2.61m)

With window to the side. Low level WC, wash hand basin and shower cubicle with mains shower. Roll top bath. Heated ladder towel rail.

**Self Contained Annexe**

This impressive self contained dwelling offers spacious and stylish accommodation. The flexible living space would suit relatives or guests but would also work extremely well as a luxury holiday let.

**Open Plan Kitchen/Living Area** 34' 4" x 18' 8" (10.46m x 5.68m)

With part vaulted ceiling with full height glazing and door to the rear garden area. Oak flooring and range of fitted kitchen units with built in electric oven, hob and extractor. Built in dishwasher and space for fridge freezer.

**Dining Area** 12' 0" x 8' 11" (3.66m x 2.73m)

With window to the front, rear and side.

**Inner Hall**

With oil fired boiler.

**Shower Room**

With low level WC, wash hand basin and shower cubicle with mains shower.

**Ground Floor Bedroom/Office** 14' 4" x 12' 9" (4.37m x 3.89m)

With windows to the rear and side.

**Landing**

With oak floor and gallery over looking the main living area.

**Bedroom 1** 11' 5" x 11' 11" (3.49m x 3.64m)

With window.

**Bathroom** 11' 5" x 6' 1" (3.49m x 1.86m)

With low level WC, wash hand basin and panelled bath. Heated towel rail.

**Bedroom 2** 10' 7" x 8' 8" (3.23m x 2.65m)

With roof window.

**Outside**

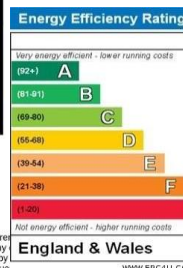
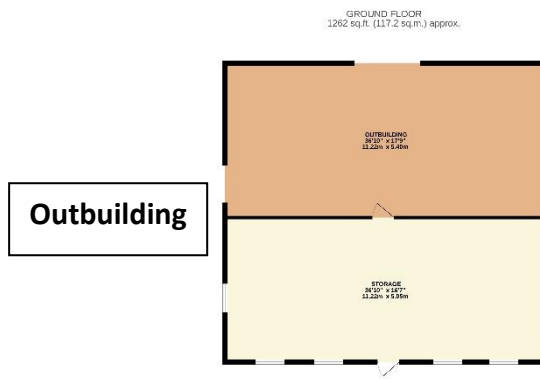
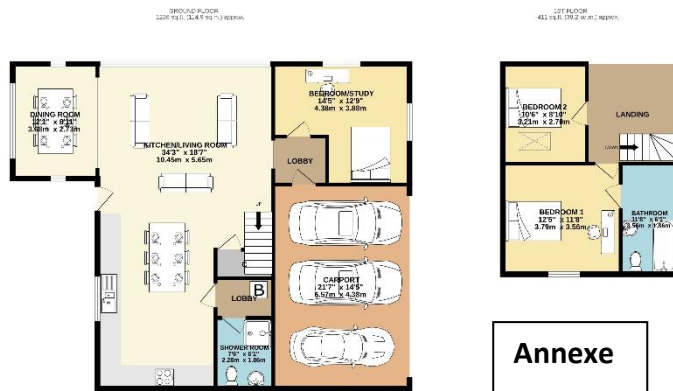
The property is approached via a five bar vehicular gate with gravel driveway leading to a large parking area with access to the carport. There are formal gardens to the front and rear of the house with enclosed patio area to the rear, there are lawned gardens with mature trees and shrubs along with a stone well. There are large double wooden gates from Long St allowing access to rear garden. A five bar vehicular gate leads to the main paddock where there is a large Dutch barn and stone outbuilding/stable. This outbuilding may be suitable for conversion to provide further living space subject to the usual permissions. Towards the top of the main garden a gate leads to the top paddock with field shelter.











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