

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



BEACON COTTAGE, HAM LANE, COMPTON DUNDON, SOMERTON, SOMERSET, TA11 6PQ



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Somerton 3 miles, Street 4 miles, Glastonbury 6 miles, Castle Cary 10 miles, A303 5 miles, Bath 28 miles, Bristol 32 miles

Summary

A highly attractive two-bedroom period cottage situated on a peaceful lane in the desirable village of Compton Dundon and surrounded by rolling countryside.

Constructed of traditional Blue Lias stone beneath a thatched roof, this charming home is full of character and original features throughout and is believed to date back several centuries. It is not listed.

The accommodation includes a welcoming sitting room with inglenook fireplace and wood-burning stove, a country-style kitchen, a newly constructed sunroom, two bedrooms, bathroom and an ensuite cloakroom.

Outside, the property enjoys very generous and beautifully landscaped gardens, a gravel driveway providing off-road parking, garage, workshop and large garden shed.

Location

Beacon Cottage is situated along a quiet lane within Compton Dundon, which is a highly regarded village situated amongst beautiful Somerset countryside, well known for its pretty period properties and welcoming community. The nearby towns of Somerton, Street, Glastonbury and Castle Cary provide a full range of everyday amenities, including shops, cafes, pubs, restaurants and supermarkets.

There is a wide selection of excellent state and independent schools locally, including Millfield School, Crispin, St Dunstan's and Wells Cathedral School. Castle Cary provides a mainline railway station with services to London Paddington.

Accommodation

The front door opens into a useful oak-framed entrance porch with tiled flooring and leads through to the kitchen -perfect for removing muddy boots before entering the main house.

Fitted with a range of farmhouse-style cabinetry and a ceramic sink with mixer tap, the kitchen enjoys stunning, far-reaching views over open countryside. There is an oil-fired AGA, an electric oven and space for a dishwasher and laundry appliances. Exposed beams, tiled flooring and spot lighting complete the space.

From here, a door leads into the delightful sitting room – a characterful and cosy space featuring exposed masonry and ceiling beams, a deep window seat, **(cont...)**





fitted shelving, and a large stone inglenook fireplace with log-burning stove. Oak panelled doors open to the bathroom and garden room, with an oak staircase rising to the first floor.

The bathroom is well-appointed with a panelled bath, shower enclosure, WC and wash basin. There is a heated towel rail, part-tiled walls and rear aspect window.

The newly constructed sunroom provides an additional living space and enjoys a lovely outlook over the beautiful rear garden, as well as access through French doors, with a further door to the side. Radiator heating and power ensure year-round use.

On the first floor are two bedrooms. The principal bedroom enjoys a dual aspect with views over both the rear garden and countryside to the front, and features exposed masonry and ceiling beams. The second bedroom includes an en-suite cloakroom and exposed character features.

Outside

The large, south-facing rear garden offers a high degree of privacy and is predominantly laid to lawn, interspersed with a variety of mature shrubs, trees and flowering plants. A rockery and ornamental pond add further interest, while numerous sunny and shady seating areas allow for al fresco dining and relaxation. Also, a handy large garden shed and side access to the front of the property.

To the front is a charming, enclosed cottage style garden with mature planting and stone wall boundaries. A gravel driveway provides off-street parking and access to the garage and workshop.

Other Points

Freehold.
Not listed.
New boiler and recently constructed sunroom.
Oil-fired central heating & Oil fired AGA.
Mains water, drainage and electricity connected.
Somerset Council - Tax Band D
EPC Rating E

What3Words: ///grins.survivor.timeless

Directions

From Somerton, take the B3151 south towards Street. As you enter Compton Dundon turn left before the War Memorial onto Ham Lane. The property will be located on your left before the bend after the slight bend following the village hall.





About the area

Compton Dundon is a highly regarded village surrounded by stunning countryside and ancient woodland. Residents enjoy a vibrant community centred around the Castlebrook Inn, a beautiful village church, and an excellent village hall with regular events. Dundon Beacon, an Iron Age hill fort and designated nature reserve, is just a short walk away.

The village consists of beautifully managed woodland providing stunning viewpoints, landscapes and wildlife yet still convenient for fantastic schools and local shops. The historic centres of Glastonbury, Wells, and Street, home to popular shopping destination Clarks Village are all on your doorstep, and close to A37 connecting you to the coast in less than a hour.

The thriving town of Street provides an excellent range of shopping facilities and everyday amenities and home to prestigious Millfield School. The charming town of Somerton is also nearby, a popular market town with plenty of facilities, superb eating places and an art centre. Castle Cary Railway Station (London Paddington) 13 miles, A303 Podimore Junction 7 miles.

Important Notes

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings.

No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS.

Interested parties are advised to check availability and current situation prior to travelling to see any property. By appointment with Agents.

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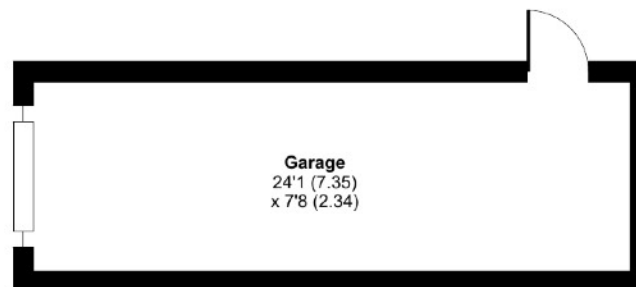
Beacon Cottage, Ham Lane, Compton Dundon, Somerton, TA11

Approximate Area = 961 sq ft / 89.2 sq m

Garage = 185 sq ft / 17.1 sq m

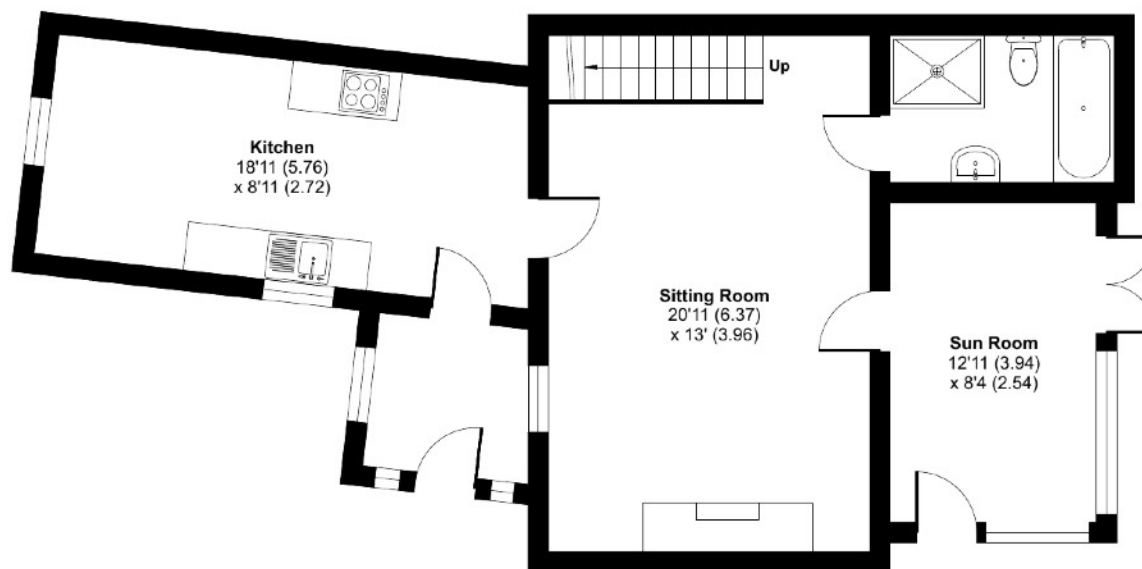
Total = 1146 sq ft / 106.3 sq m

For identification only - Not to scale



Garage
24'1 (7.35)
x 7'8 (2.34)

GARAGE

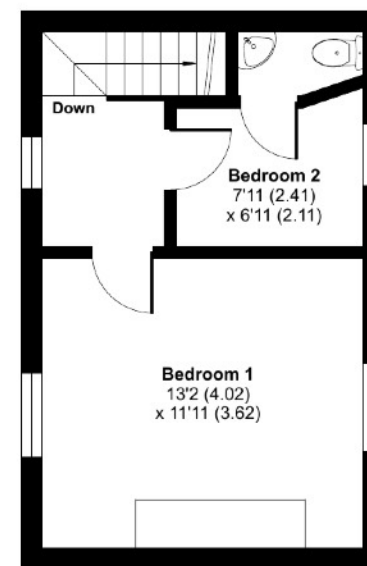


Sitting Room
20'11 (6.37)
x 13' (3.96)

Sun Room
12'11 (3.94)
x 8'4 (2.54)

Kitchen
18'11 (5.76)
x 8'11 (2.72)

GROUND FLOOR



Bedroom 1
13'2 (4.02)
x 11'11 (3.62)

Bedroom 2
7'11 (2.41)
x 6'11 (2.11)

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1312531

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