

# Yew Tree Farm

Low Ham, Somerset





# A traditional Somerset farmhouse with converted barn annexe, outbuildings and about two acres situated just outside a small, rural village.

Pitney 2.5 miles, Langport 2.5 miles, Somerton 4.5 miles, A303 (Podimore Roundabout) 9 miles, Taunton/Junction 24 M5 15 miles  
(Distances and times approximate).



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3/5



6/7

## Summary of accommodation

### Main House

**Ground Floor:** Canopy porch | Hall | Sitting room | Dining room | Snug | Rear hall | Drawing room  
Kitchen/breakfast room with separate side seating area | Utility room | Bathroom

**First Floor:** Landing | Principal bedroom with walk-through dressing room to ensuite bath & shower room  
Three further double bedrooms | Large single bedroom | Family bath & shower room

### Rookery Barn (annexe)

**Ground Floor:** Living room with integral kitchen & side dining area | Utility & shower room | Double bedroom  
Integral two-bay carport

**First Floor:** Galleried landing | Double bedroom with ensuite bathroom | Further double bedroom

### Outbuildings, Garden & Grounds:

Parking | Barn incorporating loose box, field shelter & feed store | Attached milking parlour | Three-bay Dutch barn  
Garden | Well | Paddock with field shelter | Further paddock

**In all about 2 acres (0.8 hectare)**



## Situation

Yew Tree Farm is situated on the edge of the small village of Low Ham, which is a friendly community with a Grade I listed parish church and is surrounded by unspoilt, gently rolling countryside. The neighbouring village of Pitney, which is only about a five-minute drive away, has a pub (The Halfway House CAMRA Pub of the Year2023) along with two farm shops just outside the village. The nearby, small towns of Somerton and Langport can both meet most day-to-day needs with a wide and eclectic mix of shops and local businesses in each. These include a choice of supermarkets, GP, dental and veterinary surgeries and the superb Kelways Plants garden nursery (see [www.somerton.co.uk](http://www.somerton.co.uk) & [www.langportlife](http://www.langportlife)).

In addition, there are good transport links nearby. The train stations at Castle Cary and Yeovil Junction have direct services to Paddington (90 minutes) and Waterloo (2.25 hours) respectively and Bristol and Exeter airports are both within an hour's drive.

The wider local area also offers a good choice of popular independent and state schools for children of all ages. This includes Hazelgrove, Kings Bruton, Millfield, the Taunton schools and the local Huish Episcopi Primary School and Academy.





## The Property

Dating originally from the late 16th or early 17th century, Yew Tree Farm has a gorgeous setting amidst completely unspoilt and gently rolling farmland and overlooking the junction of two little used country lanes. After falling into disrepair, it was completely refurbished 20 years ago before being bought by the current owners three years later. Grade II listed and described as “a good example of a traditional Somerset farmhouse” by Historic England, Yew Tree Farm has been altered and extended over the centuries and today is a fantastic family home that is full of character at every turn. It is built of local Blue Lias limestone with Ham stone copings and has a plain clay tile roof, with its most recent 20th century extension at the rear of the house undertaken entirely sympathetically.

The interior has many original architectural fittings including several fireplaces, flagstone and timber floors, dado-height panelling in the hall plus stout chamfered beams and ceiling timbers throughout much of the ground floor. In all there are four reception rooms plus a fully fitted, good-sized kitchen/breakfast room at the back of the house, which is fitted with a two-oven oil fired AGA plus electric & bottled gas-fired AGA Companion.

Upstairs there are a total of five bedrooms, all with far-reaching views. Four of these are good double bedrooms and the fifth is a generous single bedroom. The principal has an ensuite, walk-through dressing room leading to a bath and shower room, with the remaining bedrooms sharing a family bathroom on the first floor and the downstairs bathroom.





## Outside

Yew Tree Farm is set within grounds of about two acres encompassing a garden, two period barns, Dutch barn, plenty of parking and two paddocks. The barn closest to the house has been fully converted to create a two-car car port along with a fully self-contained annexe with three double bedrooms, which would be ideal for a relative with reduced

mobility as one of the bedrooms is on the barn's ground floor. It also has its own private paved terrace. The other barn incorporates a field shelter for the adjacent paddock with a loose box and feed store on either side. The second paddock also has its own field shelter.

## Property Information

**Tenure:** Freehold

**Services:** Mains water, electricity & drainage. Oil-fired central heating (partial underfloor heating on ground floor). Oil fired AGA plus electric & bottled gas-fired AGA Companion.

**Local Authority:** Somerset Council  
([www.somerset.gov.uk](http://www.somerset.gov.uk))

**Council Tax:** Band F

**EPC:** F

**Postcode:**  
TA10 9DW / What3Words: //rush.slip.newlywed

From the Podimore Roundabout on the A303 take the A372 exit, signed to Langport. After five and a half miles turn right onto Tengore Lane. Continue for just over a mile to a T-junction. Turn left onto Pitney Hill/B3153. Drive for half a mile and then turn right on Picts Hill onto New Way. After just over three quarters of a mile continue around a sharp left hand bend, where the route becomes Field Road. About 350 yards further on turn right onto an unsigned, narrow lane, which drops downhill. Continue for half a mile and the property will be seen on the right beyond a right turn, identified by a small, triangle of grass. Turn right and the driveway entrance to the property will be found on the left after about 35 yards.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area  
Main House = 340 sq m / 3,659 sq ft  
Rookery Barn = 126 sq m / 1,356 sq ft  
Garage = 31 sq m / 333 sq ft  
Outbuilding = 121 sq m / 1,302 sq ft  
Total Area = 618 sq m / 6,650 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2025. Photographs and videos dated June 2025.

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