



The Homestead  
Low Ham, Langport, TA10 9DR

George James PROPERTIES  
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# The Homestead

Low Ham, Langport, TA10 9DR

Guide Price - £950,000

Tenure – Freehold

Local Authority – Somerset Council

## The Homestead

The Homestead is a characterful and well maintained detached home offering spacious and versatile accommodation. The property features a wealth of period features including exposed beams, traditional flagstone flooring and a Rayburn providing the heating and hot water, complemented by an immersion tank backup system. At the heart of the home is a welcoming open-plan kitchen, utility and snug area, creating an ideal space for everyday family life, while a generous separate living and dining room provides excellent entertaining space. There is a utility room with ground floor WC. Upstairs, there are three well-proportioned double bedrooms. The impressive master bedroom benefits from fitted wardrobes, a stylish en-suite wet room and a Juliet balcony overlooking the yard and paddock, enjoying far-reaching countryside views. Externally, the property continues to impress with a landscaped courtyard garden laid to paving, a substantial private driveway and a detached double garage. Solar panels further enhance the property's efficiency, while the surrounding land and outbuildings offer exceptional opportunities for equestrian pursuits, smallholding activities or simply enjoying a rural lifestyle.

## Swallow Barn

Swallow Barn is a beautifully presented detached holiday cottage that currently operates as a successful Airbnb, offering an excellent income-generating opportunity or flexible additional accommodation. Positioned separately from the main house, it benefits from its own dedicated gravel driveway, private entrance and a high degree of independence, making it ideal for holiday letting, multi-generational living, a granny annexe or a private space for older children or guests. The property is arranged over two floors, with the ground floor featuring an attractive open-plan living and kitchen area with underfloor heating. Upstairs, the spacious double bedroom enjoys the benefit of an en-suite bathroom. Outside, Swallow Barn enjoys a generous private garden with patio and lawn areas overlooking the paddock and surrounding countryside. There is a useful storage shed with power, lighting and plumbing, with a conveniently situated hot tub completing the accommodation.



### Outside Space

The property's exceptional outdoor space is a key feature, extending to approximately 3.1 acres and offering a wealth of opportunities for equestrian use, smallholding activities or simply enjoying a rural lifestyle. A substantial barn with stabling and two secure workshops is complemented by a horse manège, paddock and yard, creating a well-equipped setup for those with horses or livestock. The land has been thoughtfully arranged and benefits from three separate access points, including an independent driveway for the main house, a dedicated access to the paddock and yard, and a separate driveway serving Swallow Barn. The grounds provide both practicality and privacy, allowing the farmhouse, holiday cottage and equestrian facilities to operate independently if desired. The main house enjoys a landscaped courtyard garden laid to paving, ideal for outdoor dining and entertaining, while Swallow Barn benefits from its own generous lawned garden and patio area overlooking the paddock and surrounding countryside. A detached double garage serves the farmhouse, and the overall layout offers excellent flexibility for a range of lifestyle, business or leisure pursuits.

### Amenities

Low Ham is a popular hamlet situated less than 2 miles from Langport and less than 4 miles from Somerton. The town of Langport has a 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 Secondary School. The town of Langport itself lies only about eight 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), Bridgewater and Yeovil with their main-line stations (Waterloo+Paddington). Dorset coast is about 25 miles. The bus for Huish Episcopi Academy picks up close to the property.

### Services

Mains water, electricity, and drainage are connected to the property. The main house benefits from oil-fired central heating provided by the Rayburn, with an immersion tank serving as a backup hot water source. There are solar panels (owned not leased) on the main house providing a generous income. Swallow Barn has its own independent oil-fired central heating system, including a separate oil tank and boiler. Underfloor heating is installed throughout the ground floor of the property. The grounds are well served by several external power points and water taps, providing convenient access for the barn, paddock and rear garden to The Homestead. Council Tax Band E.

### What3words

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### Utility room 14' 10" x 6' 8" (4.52m x 2.02m)

With window with views over paddock, radiator, base units with space for tumble dryer and washing machine, 1.5 ceramic sink, space for shoes and coats, stable door to front garden, flagstone flooring.



### Downstairs WC

With frosted window to rear, radiator, low level WC, sink, flagstone flooring.

### Kitchen/Diner 22' 6" x 13' 5" (6.87m x 4.10m)

With window to side, door to garden, range of matching wall and base units, integrated dishwasher, oven, space for fridge/freezer, Rayburn, 1.5 sink with drainer, large storage cupboards, flagstone flooring.

### Snug 14' 11" x 10' 9" (4.54m x 3.27m)

With windows to front and side, radiator, Aarrow wood burning stove, flagstone flooring.

### Living Room/Diner 30' 10" x 13' 11" (9.41m x 4.23m)

With windows to front and rear, two radiators, feature fireplace with Aga wood burning stove on concrete base.

### First Floor Landing

With access to attic, storage cupboard.

### Bedroom 1 16' 10" x 11' 0" (5.12m x 3.36m)

A beautiful room with cathedral style sloping ceiling, two sky lights, large window and doors with Juliet balcony providing stunning views over the yard, paddock and fields beyond, radiator, two built in wardrobes.

### Ensuite Wet Room

With sky light, ladder radiator, vanity sink, close coupled WC, walk in shower with rainfall shower head.

### Bedroom 2 13' 11" x 13' 2" (4.25m x 4.01m)

With window, radiator, built in cupboard, space for desk.

### Bedroom 3 14' 0" x 8' 11" (4.27m x 2.73m)

With window, radiator, two storage cupboards, space for desk.

### Bathroom

With heated ladder radiator, P shaped bath with shower over, vanity sink, close coupled WC.

### Swallow Barn

### Living Room/Kitchen 20' 8" x 14' 9" (6.29m x 4.50m)

With underfloor heating, windows to side and front, matching wall and base units with integrated dishwasher, ceramic sink and understairs cupboard.

### Bedroom 15' 4" x 9' 3" (4.68m x 2.83m)

With window, radiator, cupboard, beautiful exposed stone.

### Ensuite

With skylight, P Shaped bath with shower over, ladder radiator, vanity sink, close coupled WC.



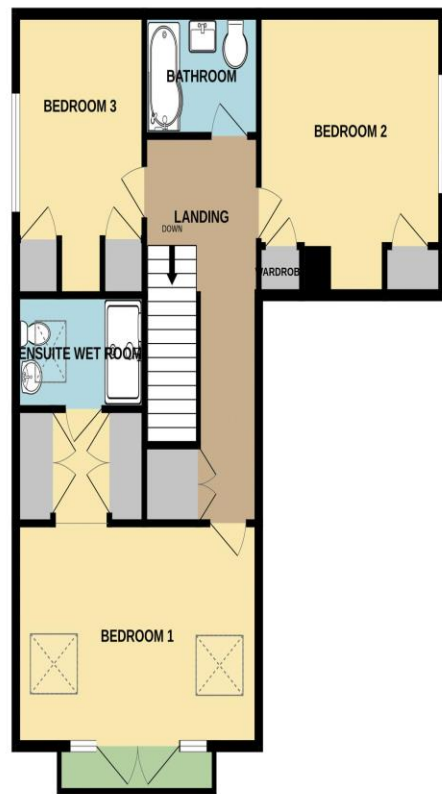


GROUND FLOOR  
89.0 sq.m. approx.



Whilst every effort is made to ensure the accuracy of the floor plan, the Agent does not warrant or guarantee its accuracy and is not responsible for any error, omission or prospective purchaser.

1ST FLOOR  
73.4 sq.m. approx.



Measurements are given for any error, such as by any means, and no guarantee is given.



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