Symonds & Sampson



Highfields

Hambridge, Langport, Somerset

Highfields

Hambridge
Langport
Somerset TA10 0BP

An elegant period home of excellent proportions being the major part of a substantial Victorian villa. Having been significantly upgraded by the current owners, it is set in generous grounds of 0.82 acres (0.33 hectares) with far reaching views across open countryside to the south, east and west.

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- Substantial attached Victorian residence
- Recently upgraded (all electric, heating and EV charging costs just £35 per month in total)
- Air source heating, solar panels and battery storage
- Semi-rural location with far reaching views
- Extensive southerly facing gardens
- Sash windows with highly energy efficient glazing
- Superb proportions with character features
- Extended quadruple garage / workshop offering annexe potential
- Generous driveway
- EPC Band C - NOT a listed building

Guide Price £750,000

Freehold

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THE PROPERTY

This imposing red brick 1890s Victorian residence retains a wealth of its original character, including Hamstone detailing, decorative terracotta tiles, four bay windows, substantial sash windows, and internally – high ceilings, ornate cornicing, decorative plasterwork arches and impressive period fireplaces with marble surrounds. The property was created in the 1950s when the original house was divided into two, with this forming the larger and principal part. The principal rooms are all south-facing, overlooking the private grounds, and once inside there is remarkably little sense of being attached to another property. The property has been substantially improved by the current owners including significant roof, attic and chimney works, new chimney liners and multi-fuel stoves, installation of air source heating, PV solar panels and storage batteries to offset electricity usage, new sewage treatment plant, window renovation and energy efficiency upgrades. The latter involves the installation of ultra-thin Fineo Vacuum Insulated Glazing in the original timber sashes, front door and lantern rooflight, which has a U-Value of 0.7 (the equivalent of triple glazing).

The extensive and particularly sunny mature grounds also enjoy a good degree of privacy, while providing generous driveway parking and a recently extended quadruple garage and workshop with EV charging point. The current vendors have also obtained permission for a single storey extension to the west side reference 25/00675/PDE which could be actioned by a new owner should they wish.

ACCOMMODATION

Of particular note are the superb ceiling heights and room sizes. Even the entrance hall has that feeling of grandeur as you come in from the large porch with its quarry tiled floor and useful downstairs WC / Utility area to the side. The hall retains its original plasterwork arches, with original principal staircase sweeping to the first floor, partly lit by the impressive octagonal lantern rooflight on the landing ceiling. There is a useful understairs area including storage, and stripped timber floorboards flowing throughout most of the ground floor. At the west side of the house a most substantial living room enjoys a dual aspect with large box bay window on the south side and French doors with fanlight above leading to the side patio on the west side. The centrepiece of the room is the antique Rouge Royal marble fireplace now with woodburning stove. A separate formal dining room or family room has an antique Italian Carerra white marble fireplace housing an additional wood-burner and is flooded with light from a further bay window. The dual aspect kitchen / breakfast room enjoys a south and easterly aspect and is fitted with a range of contemporary grey-blue fitted units set off with rustic blue / white tiles. The units incorporate cupboards, pull out larder unit and drawers. There are spaces for a freestanding dishwasher and fridge freezer, whilst the former chimney breast incorporates space for an electric range.

On the first floor the spacious landing is naturally lit from the beautiful lantern roof light and incorporates excellent fitted storage. The master bedroom has the corresponding box bay window which enjoys extensive wide-ranging views of the surrounding countryside to the south, east and west. The adjoining bedroom contains another period white marble fireplace and could offer scope for creation of en suite facilities (as could all bedrooms). In all, there are four good size bedrooms, all with fine views. The family bathroom has painted floorboards and a white suite including dual head shower over the bath, close coupled WC, “his and hers” double ceramic vanity sinks.













OUTSIDE

The entire grounds extend to 0.82 acres (0.33 hectares) predominantly to the south and west of the property where they adjoin open countryside. The garden enjoys views across the open countryside including towards the famous Burrow Hill to the south and the Blackdown Hills to the west. A timber 5-bar gate on the south-east corner opens from the road onto a gravel driveway providing access to the detached garage / workshop. The original double garage /workshop has recently been doubled in size by the current owners to allow the siting of 18 solar PV panels on its southern roof slope. It is of block construction with a double Roman clay tile roof and has an electric remote control roller door and separate pedestrian entrance. The building has development potential as an annexe/holiday let or other business uses (subject to gaining the necessary consent). There is power, light, and an outside tap.

The garden is mostly enclosed by hedges and trees/shrubs on all sides. It is mainly laid to lawn with a couple of beds of established shrubs and a number of mature trees including fir, apple and pear. A gravel path leads from the garage / workshop to the house. On the west side of the house is a paved patio accessible from the sitting room. An upper lawn provides a sun terrace across the front of the house with brick retaining walls edged with borders containing flowers and shrubs, and steps leading down to the main lawn. On the east side the property is screened from the road by mature hedging. Beyond the porch, against the boundary wall is the location of the air source heat pump.

SITUATION

The property is located in a semi-rural position on the northern edge of the village of Hambridge. The villages of Westport and Hambridge lie adjacent to each other along the route of the old disused canal and share facilities including the parish council. They lie within a short drive of several larger villages and towns including Curry Rivel, Ilminster and Langport, with Taunton a little further afield to the west. It is easily accessible with good road links and the village of Hambridge itself benefits from facilities including church, village hall, village primary school, farm shop and popular pub. The lovely Brown and Forrest Smokery is just a stone's throw away alongside other businesses at Bowdens Farm, and they have their own shop and café offering takeaway food and picnics in a glorious rural setting.

DIRECTIONS

What3words///gossiping.crumb.gossiping

SERVICES

Mains electricity and water are connected. Air source heat pump for heating and hot water.

Solar PV panels on the southerly garage roof include 18 solar panels, an invertor and two batteries located in the garage which are owned outright by the property to offset electricity usage.

Private drainage via recently installed domestic sewage treatment plant.

Superfast broadband is available. The vendors inform us that there is fibre connection to the nearest green cabinet, with analogue copper wiring currently to the property itself.

There is mobile coverage. Please refer to Ofcom's website for further information.







MATERIAL INFORMATION

Somerset Council 0300 123 2224

Council Tax Band F

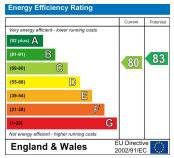
The current vendors have obtained planning permission under permitted development for a larger home single storey extension to the west side of Highfields reference 25/00675/PDE which could still be actioned by a new owner should they wish. If not implemented (i.e. a start made by the 14th of April 2028) the permission will expire.

Bowdens Farm small business units have been granted planning permission reference 26/01645/FUL although this is not within sight of the property and is unlikely to have any material impact being located 300m to the north.

Photographs taken October 2026 - © Symonds and Sampson







Highfields, Hambridge, Langport

Approximate Area = 2239 sq ft / 208 sq m
Garage = 913 sq ft / 84.8 sq m
Total = 3152 sq ft / 292.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1527545





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