



Pound Cottage, Low Ham, Somerset



An extended period cottage in just over an acre on the edge of a hamlet and surrounded by unspoilt countryside.

Summary of accommodation

Ground Floor - Porch | Dining hall | Sitting room | Conservatory
Kitchen/breakfast room | Boot & laundry room | Cloakroom

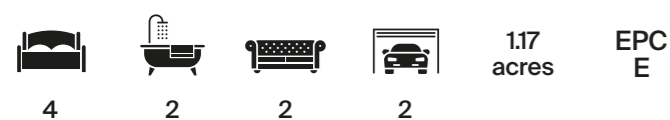
First Floor - Main bedroom with ensuite wet room | 3 further bedrooms
Family bath & shower room

Garden and grounds - Parking | Double garage with integral studio
Timber-framed garden & log store | Garden | Vegetable garden | Paddock

In all approximately 1.17 acre (0.47 hectare)

Distances

Pitney 1.5 miles, Pitney Farm Shop 2 miles, Upton Bridge Farm Shop 3 miles
A372 1.5 miles, Langport 2.2 miles, Somerton 4.5 miles, A303 (Podimore Roundabout) 8 miles, Taunton/J24 M5 12.5 miles, Castle Cary Station (Paddington 90 minutes) 15 miles, Yeovil Junction Station (Waterloo 2.25 hours) 16 miles
Bristol Airport 28 miles, Exeter Airport (London City Airport 1 hour) 45 miles
(Distances and times approximate)



Location

Pound Cottage is situated on the edge of the small hamlet of Low Ham, which is surrounded by unspoilt countryside and consequently has a delightful rural feel. The cottage is about a three-minute drive from the neighbouring village of Pitney, which is a friendly community with a church, pub (The Halfway House) and two farm shops just outside the village. The small town of Langport is also nearby and can meet most day-to-day needs with a wide and eclectic mix of shops and local businesses including a Tesco superstore, the superb Kelways Plants garden nursery plus GP, dental and veterinary surgeries (see www.langport.life). In addition, there are convenient 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 area offers a good choice of popular independent and state schools including Hazelgrove, Kings Bruton, Millfield, Taunton schools plus the local Huish Episcopi Primary School and Academy.

Pound Cottage

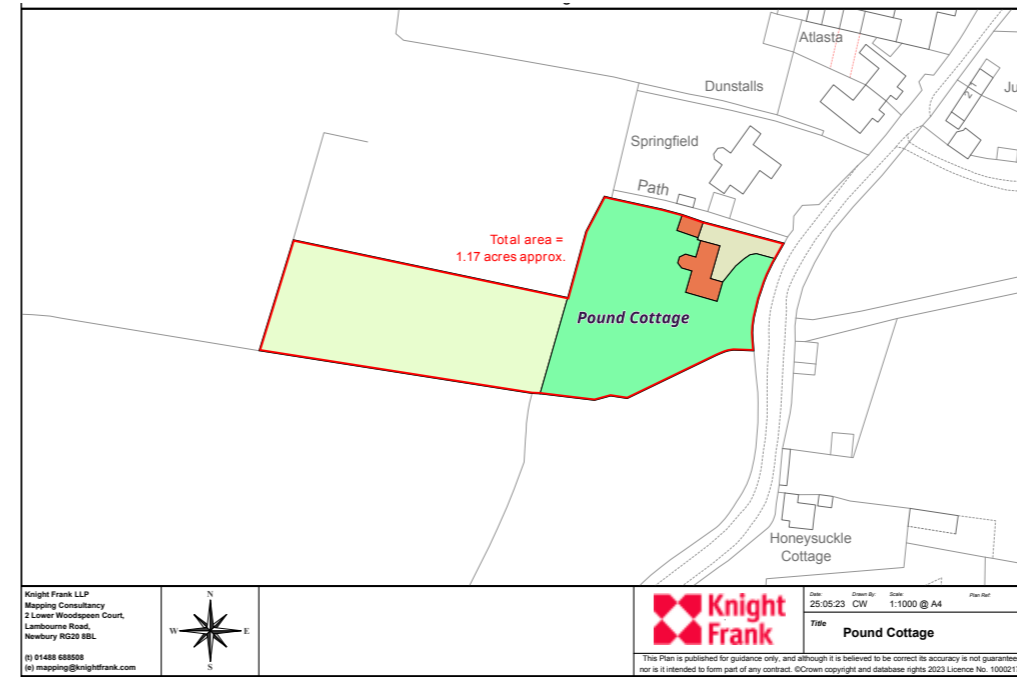
Set well back from a peaceful, little used country lane, Pound Cottage is unlisted and has a lovely rural setting characterised by small fields bound by thick hedges and normally used for grazing livestock. The original period cottage was built of local stone under a clay tile roof and later extended using matching composite stone. It is positioned with an east/west axis, so in fine weather catches the sun throughout the day and into the early evening, when the conservatory and terrace come into their own for outside entertaining and barbeques. On the ground floor the accommodation is centred around the dining hall with the sitting room, conservatory and kitchen/breakfast room all radiating out from it. The sitting room has windows on three sides and has a charming inglenook fireplace fitted with a wood-burning stove on a flagstone hearth, ceiling beams and the bottom section of the original stone staircase in one corner. The kitchen/breakfast room is also light and airy with a tiled floor and ceiling beams and is fully fitted with units under timber work surfaces and an oak dresser housing a fitted fridge and freezer. The upstairs landing is south facing with lovely views over the garden and surrounding countryside and well-lit by natural light, which helps to illuminate the centre of the cottage. The main bedroom has a recently fitted, ensuite wet room and there are three further bedrooms, which share the family bath and shower room. One of the single bedrooms currently serves as a home office and all the bedrooms look out with uninterrupted views across the garden to farmland beyond.





Garden and Grounds

Pound Cottage sits in just over an acre divided about equally between garden and paddock. To the front and along one side of the cottage is a gravelled parking area leading to a double garage containing an integral studio (reducing the garaging space to a single). The cottage is set back from the lane behind a lawn bounded at the front by a low stone wall and a deep, grassed verge. The garden is mature and provides the property with a softness that is both serene and very private, with the cottage itself clad with roses, climbing hydrangea and clematis. Level lawn extends around the cottage on three sides and to the rear is a sheltered lawn enclosed by deep borders stocked with flowering shrubs and herbaceous perennials. The lawn is dotted with a variety of trees including fruit trees, silver birch, ash and poplar including a small, wooded area at the rear. Beyond the terrace, there is a combined rose and vegetable garden along with a garden store. In addition, there is a larger timber-framed garden and log store beside the entrance to the property's paddock, which is bound by post and rail fencing.



Property Information

Tenure: Freehold.

Services: Mains water, electricity & drainage. Oil-fired central heating.

Local Authority & Council Tax Band: Somerset Council (www.somerset.gov.uk). Tax Band G.

Directions (Postcode TA10 9DS)

what3words///starch.infants.materials

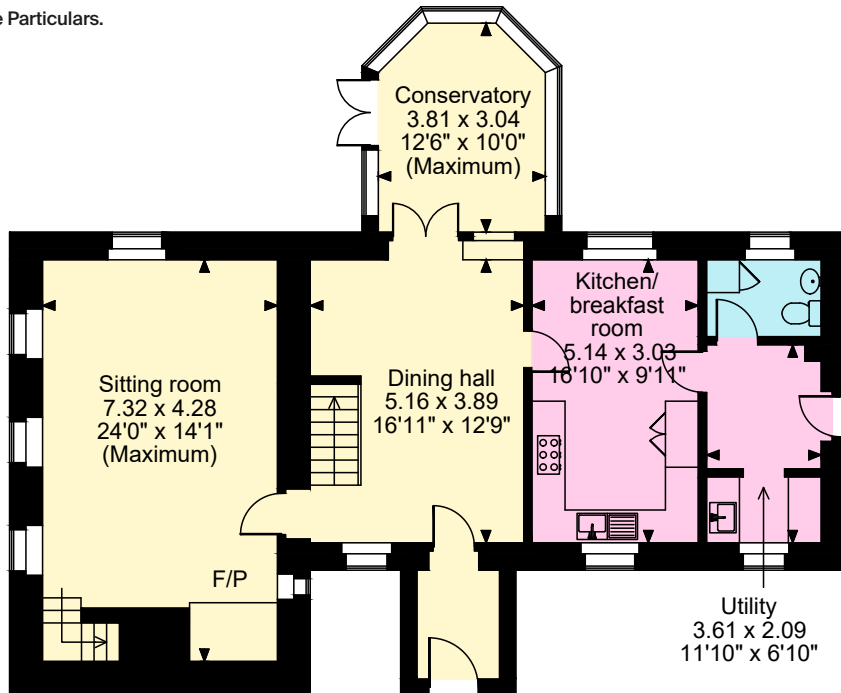
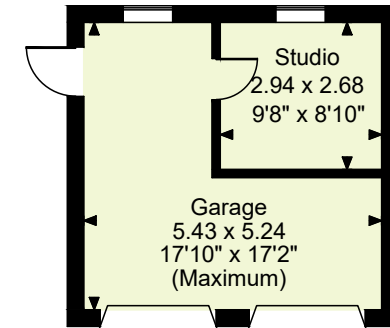
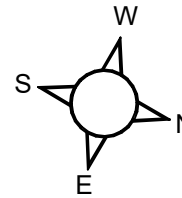
From the Podimore Roundabout on the A303 take the A372 exit, signed to Langport. After 5.4 miles turn right onto Tengore Lane. Continue for just over a mile to a T-junction. Turn left onto Pitney Hill/B3153. Drive for half a mile and then turn right. Continue for just over three quarters of a mile. Turn right onto Field Road. The property will be found on the left after a third of a mile.

Approximate Gross Internal Floor Area

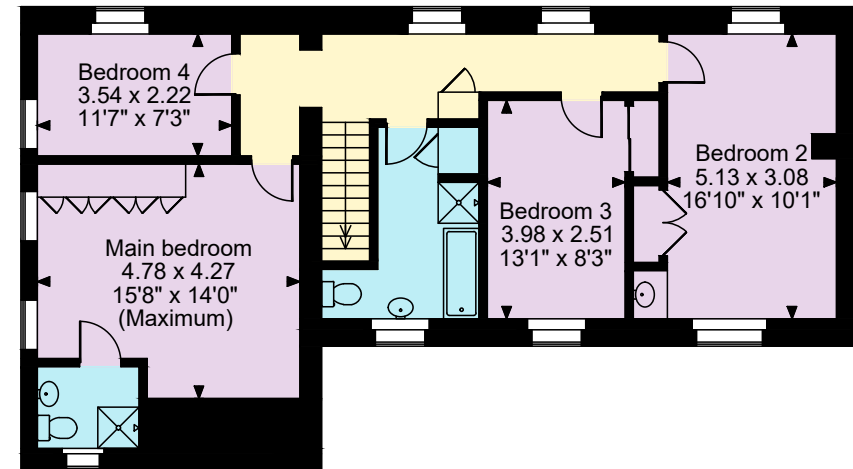
Main House: 181 sq.m / 1,951 sq.ft

Garage: 28 sq.m / 306 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.



ground floor



first floor

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I would be delighted to tell you more

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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 May 2023. Photographs and videos dated May 2023.

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