



Dobbins, Low Ham, Somerset



A charming 18th century cottage in a pretty and peaceful setting overlooking unspoilt countryside.

Summary of accommodation

Ground Floor - Porch | Hall | Side hall | Sitting room | Study | Conservatory
Dining room | Kitchen/breakfast room | Utility room | Cloakroom

First Floor - Part-galleried landing | Principal bedroom with ensuite bath & shower room | Double bedroom | Family shower room | Walk-through double bedroom to further double bedroom

Garden and grounds - Parking | Double garage | Garden store/workshop
Covered heated swimming pool | Studio/office | Period privy | Garden

In all approximately 0.75 acres

Distances

A372 1.7 miles, Pitney 2 miles, Pitney Farm Shop 2 miles, Langport 2.2 miles, Upton Bridge Farm Shop 3 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).



4



2



3



0.75
acres

EPC
E



Location

Dobbins is situated on the edge of the small village of Low Ham, which is a friendly community with a Grade I listed church and is surrounded by unspoilt countryside. It is only about a three-minute drive from the neighbouring village of Pitney, which has a pub (The Halfway House CAMRA Pub of the Year 2023) 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. These include supermarkets, GP, dental and veterinary surgeries and the superb Kelways Plants garden nursery (see www.somerton.co.uk & www.langportlife). 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.

Dobbins

Low Ham is small and Dobbins has a lovely setting between the two parts of the village, situated off a little used lane and looking out over completely unspoilt countryside. The house was built in the late 18th century and is a lovely example of a large cottage/small farmhouse of the period with walls of local, cut Lias stone under a traditional thatched roof, which was re-thatched completely in 2012 with the ridgeline re-done in 2021. The house was extended sympathetically at either end at some point in the last century using matching stone under clay tile roofs. It has an east/west axis and therefore catches the best of the daylight from dawn till dusk and is Grade II listed. It has huge character and has retained many original architectural fittings including a mix of 12 and 16-pane sash windows, ornamental barge boarding, two inglenook fireplaces (one sealed), ceiling beams, exposed roof timbers, a gorgeous flagstone floor in the dining room and even the original outdoor privy building. It has been the much loved home of the current owner for the past 20 years and today is immaculately presented and has clearly been well looked after. On the ground floor there are three good-sized reception rooms, which all look out onto the surrounding countryside. These include a light and airy sitting room and a wonderful, adjacent study with windows on three sides and a door to the conservatory. The kitchen/breakfast room has plenty of room for in-kitchen dining, wide, panoramic views across the garden and is fitted with units under timber work surfaces, a range of built-in electric appliances and a two-oven AGA. Upstairs off the part-galleried landing are four double bedrooms. The principal bedroom has windows on two sides, elm and oak flooring, a vaulted ceiling and a magnificent ensuite bath and shower room fitted by Smallbone of Devizes. The three remaining bedrooms share use of the family shower room.



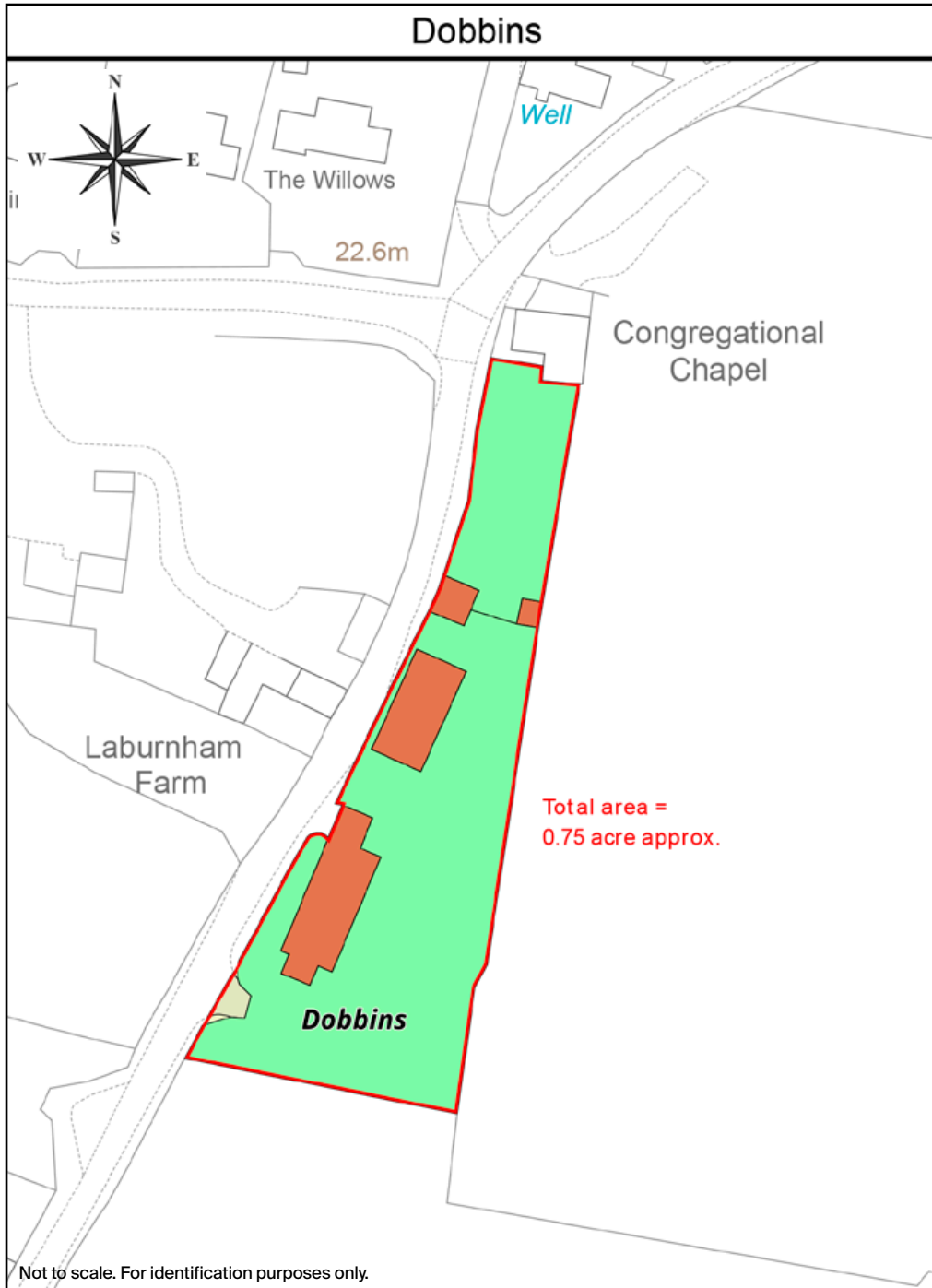




Outbuildings & Garden

Dobbins is set back from the passing lane behind dwarf walling topped with wrought iron railings. Vehicle access is just along the lane to the north, via an entrance onto a brick-paved parking area in front of a double garage. A short distance away is a garden store/workshop with light and power. Behind it are a heated swimming pool incorporating a good-sized seating area at one end, all covered by a glazed roof, and a paved seating and barbeque area. Most of the garden extends out behind and on both sides of the house thereby providing a high degree of privacy. Immediately behind the house is a further paved seating and dining area with immediate access to the kitchen and the attached studio/office. The garden is a delight providing a tapestry of colour throughout the growing season. It encompasses an extensive, level lawn fringed by richly stocked borders fringed with clipped box hedging and yew topiary, along with a long, honeysuckle and rose covered pergola on one end plus several attractive specimen trees including Copper Beech, several Italian Cypress, Sweet Olive, Maple and Sycamore. The rear part of the garden has its own, separate vehicle access off the lane.





Property Information

Tenure: Freehold.

Services: Mains water, electricity & drainage. Oil-fired central heating. Electric AGA (Economy 7). Bottled gas for gas-fired stove in the sitting room.

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

Directions (Postcode TA10 9DR)

[what3words///caring.ombudsman.populate](https://www.what3words.com/caring.ombudsman.populate)

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. Continue for just over three quarters of a mile and then turn right at Field Road, signed to Low Ham (old fashioned signpost). The property will be found on the right after about half of a mile. Continue past the house and turn into the driveway entrance to park.

Approximate Gross Internal Floor Area

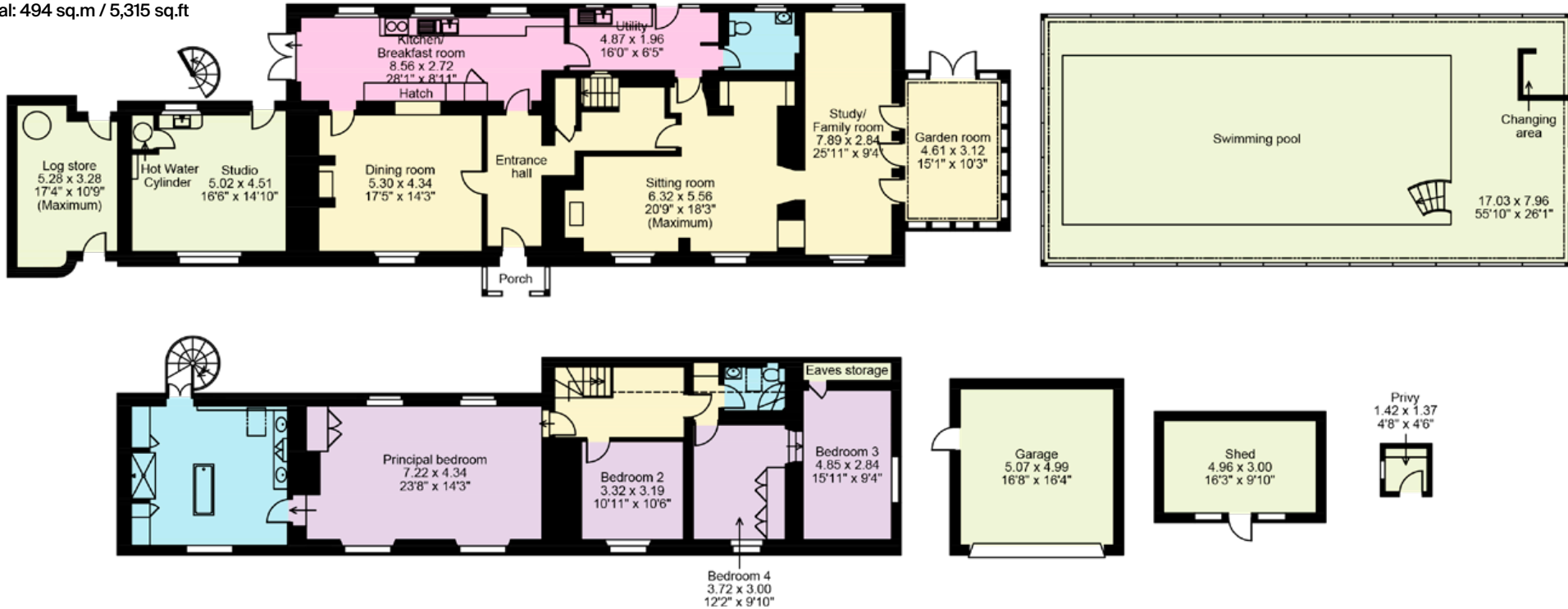
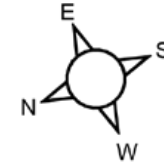
Main House: 276 sq.m / 2,974 sq.ft

Garage: 25 sq.m / 272 sq.ft

Outbuilding: 57 sq.m / 610 sq.ft

Swimming Pool: 136 sq.m / 1,459 sq.ft

Total: 494 sq.m / 5,315 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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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 June 2024. Photographs and videos dated May 2024.

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