

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



CAMELOT, HIGH HAM, LANGPORT, SOMERSET, TA10 9DQ



**CAMELOT,
HIGH HAM, LANGPORT, SOMERSET, TA10 9DQ**

Langport 3 miles, Somerton 5 miles, Street/Glastonbury 10 miles, Taunton 16 miles.

Offered to the market with no onward chain, Camelot is an enchanting, detached period home of considerable charm, beautifully extended and refurbished to create a highly individual and welcoming house, set on the edge of the sought-after village of High Ham and enjoying far-reaching rural views.

Constructed of local lias stone, the property sits comfortably within its countryside setting, combining historic character with thoughtful modern enhancement.

Generous accommodation is arranged over two floors, complemented by off-road parking for several vehicles, an integral garage/workshop, and a well-established garden.

By separate negotiation, the property also offers the rare opportunity to acquire an adjoining paddock of approximately 2.3 acres.

Location

High Ham is a particularly attractive and historic South Somerset village, characterised by period houses, a traditional village green, and the landmark St Andrew's Church. The village benefits from a well-regarded primary school, a strong sense of community, and the nearby Stembridge Tower Mill, the last remaining thatched windmill in England, now owned by the National Trust.

The property lies on the southern outskirts of the village, surrounded by open countryside, while remaining conveniently placed for Langport, just three miles away, which provides an excellent range of everyday amenities including shops, supermarkets, medical facilities, schools, and leisure facilities at Huish Episcopi Academy and Sports Centre.

The regional centres of Taunton, Yeovil, Bridgwater, and Street (home to Millfield School) are all within comfortable driving distance. Mainline rail services are available at Taunton, Castle Cary, and Yeovil, with the M5 motorway accessible at Junctions 23 and 25 and the A303 within approximately nine miles.

Accommodation

As with many rural homes, the principal day-to-day entrance is to the side of the property. A double-glazed door opens into the impressive 27ft kitchen/breakfast room, a light-filled space fitted in a country-style design with tiled flooring, generous work surfaces, and ample storage. Roof lights flood the room with natural light, while double-glazed French doors open directly onto the rear garden. An internal door provides convenient access to the integral garage/workshop.

Beyond the kitchen lies the family bathroom, one of two spacious washrooms in the house, and is fitted with a roll-top bath, separate shower cubicle, pedestal wash basin, and low-level WC.

To the left of the kitchen, an inner hallway, laid with original flagstone flooring, forms a characterful central hub to the house and offers enough room to provide further living space. A wood-burning stove provides warmth and atmosphere, and the space comfortably accommodates a





A door leads into the dining room, a charming and welcoming room with painted ceiling beams, a window overlooking the front of the property, and a fireplace with log-burning stove, providing ample room for family dining and entertaining.

Completing the ground floor is the exceptional sitting room, a dramatic and memorable space with a vaulted ceiling and a distinctive mezzanine gallery running around its perimeter. French doors open onto the garden, while a multi-fuel stove enhances both comfort and character, making this a truly special reception room.

On the first floor, a landing provides access to three generous double bedrooms, each oozing with character.

The principal bedroom, positioned to the rear, is approached via a spacious ensuite bathroom fitted with a bath, pedestal basin, and low-level WC. The bedroom itself is bright and elegant, with wooden flooring and a Juliette balcony offering lovely views across the garden and land beyond.

Bedroom two is a particularly large double room, enjoying far-reaching countryside views and offering potential to be divided into two rooms if required.

Bedroom three is another comfortable double bedroom with fitted storage and similarly attractive views.

Outside

From the road, the integral garage is accessed via double timber doors and provides parking for at least one vehicle, together with light, power, and useful storage or workshop space. In addition, the property benefits from a gravelled parking area offering plenty of off-road parking, enough for several vehicles, with gated access from the road and a charming timber bridge leading into the garden.

To the rear, the garden is well established and thoughtfully arranged, with a patio area immediately adjoining the house, leading onto a generous lawn bordered by hedging and interspersed with mature trees.

A garden shed and uninterrupted views across adjoining land complete this peaceful and private setting.

Available by separate negotiation is a 2.3-acre paddock, situated opposite the house and accessed from Field Road. The paddock benefits from two access gates and offers considerable potential for a variety of uses, subject to any necessary consents.

Tenure and Other Points

Freehold.

Not listed.

Mains water, electricity and drainage.

Oil fired central heating and hot water.

EPC Rating D.

Somerset Council - Council Tax Band E.





About the Area

High Ham has a vibrant and active community and projects such as the popular Millenium Wood, playing fields, bike track and play area are testament to this. There is 12th century church, pre-school, junior school, pub and village hall. Just 3 miles to the south is the market town of Langport which provides a range of day-to-day shopping, a Tesco store and a secondary school at Huish Episcopi which is rated one of the top 10 secondary schools in Somerset. The surrounding countryside is scenic and includes part of the charming Somerset levels. Aller is conveniently placed for surrounding centres, and these include Somerton (5miles), Street (Millfield School) 11 miles, Wells (Wells Cathedral School) 19 miles, Bridgwater 11 miles, Taunton 15 miles, Yeovil 15 miles, Bristol 43 miles and Exeter 47 miles. London main line station at Taunton and Castle Cary (21 miles).

Important Notes

Please see all the notes below – particularly the section referring to identity and AML requirements

Identity verification & Anti Money Laundering (AML) Requirements

As Estate Agents we are require by law to undertake Anti Money Laundering (AML) Regulation checks on any purchaser who has an offer accepted on a property.

We are required to use a specialist third party service to verify the purchaser(s) identity.

The cost of these checks is £60 (inc. VAT) per person. This is payable at the point an offer is accepted and our purchaser information forms completed, prior to issuing Memorandum of Sales to both sellers and buyers and their respective conveyancing solicitors. This is a legal requirement and the charge is non-refundable.

Property Details

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.

Viewings

Interested parties are advised to check availability and current situation prior to travelling to see any property.

All viewings are by appointment with the Agents.

Roderick Thomas, London House, New Street, Somerton TA11 6NU

P.S. A few extra comments

Mortgages – we can help.

Bridging loans – We can help.

Moving house is complicated and stressful when a sale and purchase need to be tied together in terms of finance and timing.

Sometimes we can negotiate an agreement to suit both sellers and buyers.

Sometimes a bridging loan can solve problems and remove stress.

Call us for information on any of these points



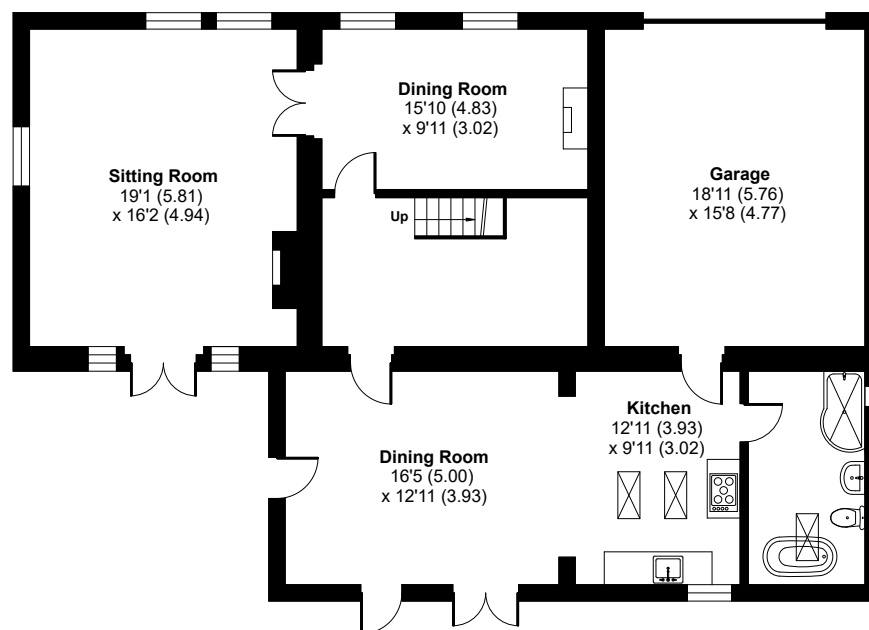
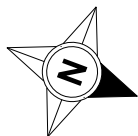
Camelot, Field Road, High Ham, Langport, TA10

Approximate Area = 1953 sq ft / 181.4 sq m

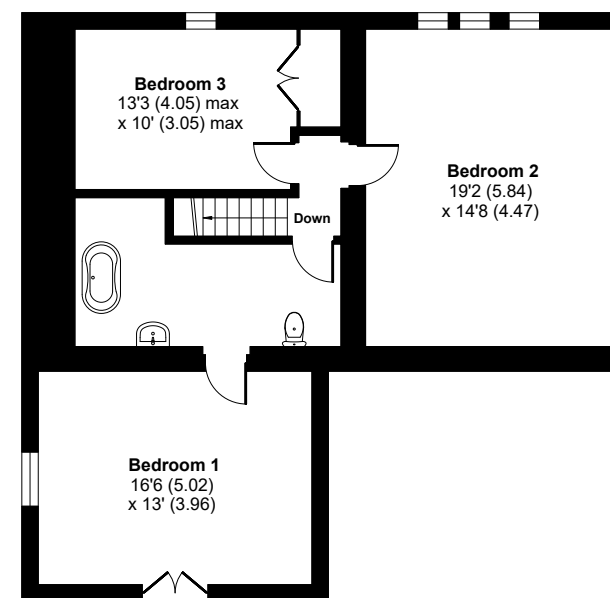
Garage = 297 sq ft / 27.5 sq m

Total = 2250 sq ft / 208.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1400682

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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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