

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



Graymanes, Low Ham, Langport, Somerset, TA10 9DS



## GRAYMANES,

### Low Ham, Langport, Somerset, TA10 9DS

*Pitney 2 miles, Langport 2 miles, Somerton 4 miles, A303 Podimore 8 miles, M5 J24 12 miles, Castle Cary train station 16 miles, Bath, Bristol & Taunton within commuting distance.*

#### Accommodation Summary

This elegant and generously proportioned property offers wonderfully light and spacious accommodation in excess of 3,700 square feet, creating both a fantastic family home or investment, having been successfully operated as a thriving holiday letting business for a number of years.

Very much in keeping with the local area, the house is built with local stone with a clay tiled roof and has been carefully maintained and thoughtfully improved, combining period character with modern comforts. Of particular note is the excellent indoor pool and adjoining games room.

The gardens and grounds offer a delightful setting, providing ample space for recreation, or quiet enjoyment, and extend in total to approximately 1.82 acres if all purchased together.

#### Situation

The property occupies a delightful position in a particularly attractive part of Somerset, situated just outside a small hamlet yet remaining highly accessible. Nearby towns include Langport (approximately 2 miles) and Somerton (approximately 4 miles), both offering a comprehensive range of day-to-day amenities within active and well-regarded communities. The A303 is accessible at Podimore (circa 8 miles), providing excellent links to the wider road network, whilst the M5 can be joined at Taunton (J25) or Bridgwater (J23), both approximately 14 miles distant.

The surrounding area is well known for its unspoilt countryside, with an abundance of quiet lanes, footpaths and bridleways, as well as notable nearby centres such as Wells and Glastonbury.

#### Accommodation

The accommodation is both generous and versatile, currently arranged to suit holiday groups or large families whilst retaining a comfortable and welcoming feel.

On the ground floor, a spacious utility and boot room provides space and plumbing for laundry facilities and is complemented by a separate cloakroom.

The kitchen/dining room forms the heart of the house, arranged in an L-shape and well suited for both dining and entertaining, with additional dining space overlooking the beautiful gardens. The kitchen provides a high-quality fittings, including a comprehensive range of white shaker style units which are complemented by granite worksurfaces and tiled flooring, a black Rangemaster oven with cooker hood, integrated dish washer and twin sink.

Adjoining this is a snug or a more informal family room, leading through to a substantial principal sitting room, which enjoys a bright dual aspect and charming features including a large stone fireplace with inset log burner, along with oak flooring and exposed beams.

Also on the ground floor is a double bedroom with en suite facilities and a further adjoining room, providing flexibility as either a family suite or additional reception/playroom space.





The first floor can be accessed via two staircases. One serves three bedrooms, all with en suite facilities, whilst the second leads to two further bedrooms and two separate bathrooms, allowing for excellent flexibility in use. All bedrooms are doubles and provide comfortable living space.

### Outside

The property is approached via a gated driveway providing ample off road parking, leading to the main house, the swimming pool and games room complex and gardens beyond.

The pool building has been extended to create a spacious and light environment, with seating areas and doors opening onto the gardens. The adjoining games room provides further recreational space or the possibility of creating an annex if desired, subject to the necessary permissions.

The gardens are predominantly laid to lawn and include an enclosed play area, with additional land beyond incorporating a small paddock with separate gated access. This paddock is currently available by separate negotiation and potential buyers are advised to request further information from the agent.

Both the garden and the paddock are enclosed by a combination of fencing and mature hedging and extends, in total, to approximately 1.82 acres.

### Services and Tenure

Freehold.

Mains electricity, water and drainage all connected.

Oil-fired central heating (also serving the swimming pool).

Somerset Council

EPC rated

Not listed

### Directions

Please use the following What3words: pictured.couriers.waxing

### About the general area

Langport is an historic town alongside the River Parrett which was the Roman accesway to Avalon and later the invading Danes. It was also the site of an important battle in the Civil War. It's now an idyllic small Somerset town which has changed little over the years which gives it great charm and character. Individual shops remain without large chain outlets other than the useful Tesco's. It also has very pleasant and popular cafe/restaurants alongside the river much used by walkers and nowadays cyclists as well as the local townspeople.

Somerton, the ancient capital of Wessex is also within a few miles and provides a further range of amenities and facilities including good restaurants. The surrounding countryside is absolutely beautiful and is accessible with many footpaths and bridleways. It is also ideal for cycling with its small lanes and little traffic (see Somerset Cycle Route).

The nearby towns of Street, Glastonbury, Taunton, Wells and Sherborne offer a wider range of amenities and the area offers a good choice of country pubs and restaurants. The award winning Halfway House being just a short drive away.





Communications are excellent via the M5 motorway linking the north and south and the A303 to the east and west. Nearby Castle Cary provides a fast train link to London Paddington.

There is an excellent choice of state and independent schools including Millfield, Sherborne, Bruton, Taunton School, Wells Cathedral School, Huish Episcopi Academy and Sixth Form colleges at both Richard Huish, Taunton and Strode College in Street; Hazlegrove and Leweston are very popular local Preparatory schools.

Sporting facilities several good golf courses and numerous clubs for a wide variety of sports (cricket, tennis, squash, rugby, soccer, etc.) There are also many cultural and artistic societies and organizations within this very active and friendly community of Somerset.

### 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 required 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 needs 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.

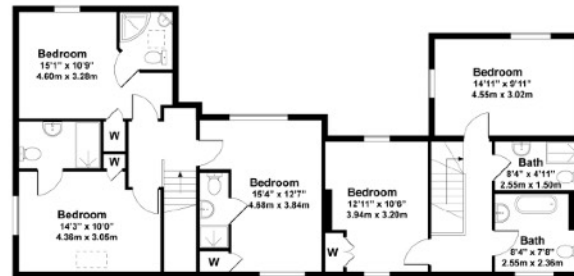
Call us for information on any of these points



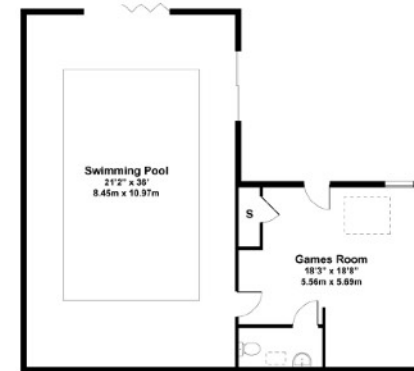
**Gray Manes, Low Ham, Langport, Somerset, TA10 9DS**



Ground Floor



First Floor



Outbuilding

**Approximate Gross Internal Area**

Ground Floor: 1291 sqft - 147.6 sqm  
 First Floor: 1161 sqft - 107.9 sqm  
 Outbuilding: 1112 sqft - 103.3 sqm  
 Total: 3564 sqft - 358.8 sqm

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**IMPORTANT NOTICE** - 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.

**London House, New Street, Somerton, Somerset, TA11 7NU. Tel: 01458 767689 - E: [somerton@roderickthomas.co.uk](mailto:somerton@roderickthomas.co.uk)**

