Symonds & Sampson



Bowhay

Hambridge, Langport, Somerset

Bowhay

Hambridge
Langport
Somerset TA10 0BG

A rare opportunity to acquire a characterful and beautifully modernised home, set within approximately 1.37 acres (0.55 hectares) enjoying panoramic views. Combining the convenience of single-level living with period charm, the property also benefits from an extensive range of versatile outbuildings.

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- Detached single-level property with period features
- Excellent range of versatile outbuildings
- Enclosed paddock and southerly facing gardens
- Double garage, stable and stores, dedicated home office
- Beautiful panoramic views
- Modernised and well-presented
- PV panels and EV charging point

Guide Price £699,995

Freehold

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THE PROPERTY

Whether you are looking to run a business from home or require space for hobbies and other interests, this substantial detached property offers considerable versatility. Combining period character, rarely found in single-storey accommodation, with modernised and well-presented interiors, it provides a practical and individual home for those seeking spacious, stair-free living without compromising on charm.

ACCOMMODATION

The original front door, situated on the south side of the property, now provides convenient access to the south-facing garden, creating an easy connection between the living accommodation and outside space during the warmer months. In cooler weather, the entrance also serves as a useful porch, ideal for coats and storage.

This leads into the impressive central dining hall, featuring a tall atrium rooflight, period panelling and a magnificent stone fireplace fitted with a woodburning stove. Adjoining is a particularly attractive, light-filled sitting room with dual aspect windows, including a large bay window which makes the most of the easterly views. Original stripped floorboards flow through from the hall, complemented by other period features that are repeated throughout the property, including high ceilings, picture rails and elegant curved plasterwork typical of the era. A further woodburning stove provides an additional focal point within the sitting room.

To the rear, the kitchen/breakfast room enjoys lovely easterly views, with the original chimney breast providing space for a range cooker. Modern Shaker-style units incorporate an integrated dishwasher and space for a fridge freezer, whilst a useful walk-in cupboard houses the hot water system and provides additional storage. Beyond, a good-sized utility room offers space for appliances and a door to the rear, providing convenient access to the home office and external utility across the gravelled courtyard.

The bedroom wing occupies the west side of the property and comprises three well-proportioned bedrooms, each enjoying attractive views over the gardens and surrounding countryside and having their own character including period cast iron fireplaces. The principal bedroom benefits from an attractive en suite shower room, whilst the main bathroom has also been stylishly modernised, incorporating a separate bath and shower cubicle, together with a vanity wash hand basin and useful storage.













OUTSIDE

The private gated driveway provides ample parking and access to an excellent range of outbuildings and garaging, offering considerable versatility for those requiring extensive storage, hobby space or facilities for working from home.

The former brick-built garage has been converted to create a dedicated home office, ideal for home-based business use. Adjoining this is an external utility room with fitted units, plumbing for a washing machine and power, with a further external store/tractor shed beyond. A pleasant gravelled courtyard lies between these buildings and the house, whilst the main gardens extend around the remaining three sides of the property.

The majority of the lawned gardens lie to the south, adjoining open fields and enjoying panoramic views towards the parish church and surrounding countryside. They incorporate a small ornamental pond, a crazy-paved patio and sweeping lawns. Attractive semi-circular steps lead up to the original front door.

The driveway also provides access to a double garage, offering undercover parking behind two up-and-over doors and incorporating an EV charging point. Beyond, a metal container store has been extended and converted to provide substantial storage, alongside a second undercover garage/store. A recently constructed timber stable and hay store are positioned along the northern boundary.

The main paddock lies to the west of the property and includes a variety of fruit trees, including apple, pear and fig, together with two greenhouses and raised beds.

SITUATION

The property is located in a semi-rural position on the southern 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, and are surrounded by open countryside with a variety of public footpaths close at hand. 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. The village of Hambridge itself benefits from facilities including church, village hall, well-respected primary school, 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//////foiled.thousands.encodes

SERVICES
Mains electricity, water and drainage are connected. Oil fired central heating. Solar PV panels (please note, some of the existing panels are going to be removed, whilst those on the container store / garage will remain (as they are of varying age and on separate systems). Those that are remaining were installed in 2022 and are owned outright.

Ultrafast broadband is available. There is mobile coverage at the property. Please refer to Ofcom's website for further information.

MATERIAL INFORMATION
Somerset Council 0300 123 2224

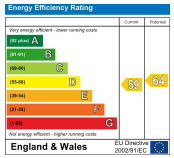
Council Tax Band E

Planning permission was granted in 2016 for one dwelling opposite and to the south-east, near to the church reference 16/03780/FUL although this is unlikely to have any material impact on this property or the views from it.

The vendors will be retaining a smaller area of land from the two freehold title numbers which make up the title for Bowhay, as this smaller area of paddock is currently leased to the adjoining school and therefore does not form part of the sale.

There may be CCTV / recording equipment in use at the time of any viewings.

Photographs taken September 2026 - © Symonds and Sampson



Bowhay, Hambridge, Langport

Approximate Area = 1397 sq ft / 129.7 sq m
Garage = 365 sq ft / 33.9 sq m
Outbuildings = 932 sq ft / 86.5 sq m
Total = 2694 sq ft / 250.2 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: 1515199





ILM/AJW/140926

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