

Byams

Fitzhead, Somerset, TA4 3JX

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Property Overview
An impressive Grade II-listed country house in a sought-after rural village, offering immense charm and character dating back to the medieval era, with four reception rooms, five/six bedrooms, three bathrooms, enchanting gardens, and a guest cottage, all beautifully presented throughout.

THE AGENT SAYS...
Byams is a magical and most impressive substantial detached Grade II-listed country house. Believed to date back to the medieval period as a medieval hall house, the property has evolved over the centuries, evident throughout this unique home. The accommodation retains original Georgian and Victorian features, uncovered by the current owners during a comprehensive restoration that revealed stunning details of its rich history. A large extension has created an impressive kitchen/breakfast room, while an enchanting guest cottage at the far end of the garden provides ideal accommodation for extended family.

The accommodation comprises front entrance, a charming porch with seating either side and bell pull opening into the main sitting room. Polished original flag stone flooring extends across. A central feature to this room is a large inglenook fireplace with bread oven seen to the side. This houses a large multi fuel wood burning stove with a bressemer beam overhead. Attractive windows complete with seating, and shutters look out to the gardens. A superb cross beam ceiling includes intricate original 17th century hand crafted symbolic plasterwork. There are two built in cabinets to the side.







Property description cont.
The dining room is spacious and light and includes engineered French oak flooring. Original softwood panelling continues around the wall space with an attractive China display set within. To the far side an original barred window with working shutters.
An open fire is set on a stone hearth with mantle over. An inner door opens into a further entrance with cloak area and access leading out to the side of the house with lane access down to the parking area.

The inner hall, with the rear staircase to one side, leads into the snug (formerly the kitchen), where the original cast-iron Herald range discovered hidden within a sealed fireplace. Now fully restored, it serves as a key feature of the room. Meat hooks seen above on the ceiling. Tongue and grove panelling continues around. Quarry tile flooring extends across and into the pantry to the side. A range of storage units with solid oak work surfaces run along one side with an inset Belfast sink. Space for a washing machine and dryer seen below. An original dresser and shelving is opposite. A feature elm medieval window discovered in the renovations.

A useful shower room and WC is to the far end. The kitchen and breakfast room created and designed by the owners forms a large extension to the house. Terracotta tiling extends across with a superb, vaulted ceiling with exposed timbers overhead. A full range of bespoke hand painted storage units extend across one side with space for an American fridge / freezer. A double ceramic sink is set within granite work surfaces that extend across. An integrated AEG dishwasher seen below. An AEG electric fan oven with halogen hob over is to the side of a recently refurbished original 1946 antique Aga, upgraded with the very latest 'electrkit conversion' with smart controller compatible for mobile phone settings.







Property description cont.
Overhead a feature-stained glass rectangular window light created by a local artist. Recycling cupboards are beyond with an oak door giving access out to the main garden and guest cottage.
A breakfast area with two large windows allowing natural light in completes the arrangement.
All the reception rooms include light fittings from Smithbrook lighting.

Beyond is the morning room believed to be the oldest part of the house forming the medieval hall.
This enchanting room is from the Georgian period complete with original wall panelling surrounding the room and two spectacular plaster oval roundels detailing a large sunflower in each. A fireplace and mantle set within the panelling includes a Victorian cast iron grate with attractive tiling detail. This houses an LPG fire.

An inner door leads to the original Georgian staircase with a quarter landing and pretty window. Features stunning original plaster roundels and ceiling freeze with intricate detailing that continues up to the principal bedroom suite.

A spacious room with built in wardrobe store to one side. Beyond is the ensuite bathroom includes a panelled bath with overhead shower and glass screen, WC and pedestal basin. A feature cast iron fireplace is to the side. Beyond continues into the study with picture window and seating (which could be a dressing room or further bedroom). Access leads into the main landing area including original panelling and exposed ceiling timbers.

There is access to three further bedrooms and a family bathroom with a roll top ball and claw bath elm flooring and a distinctive elm panelling.

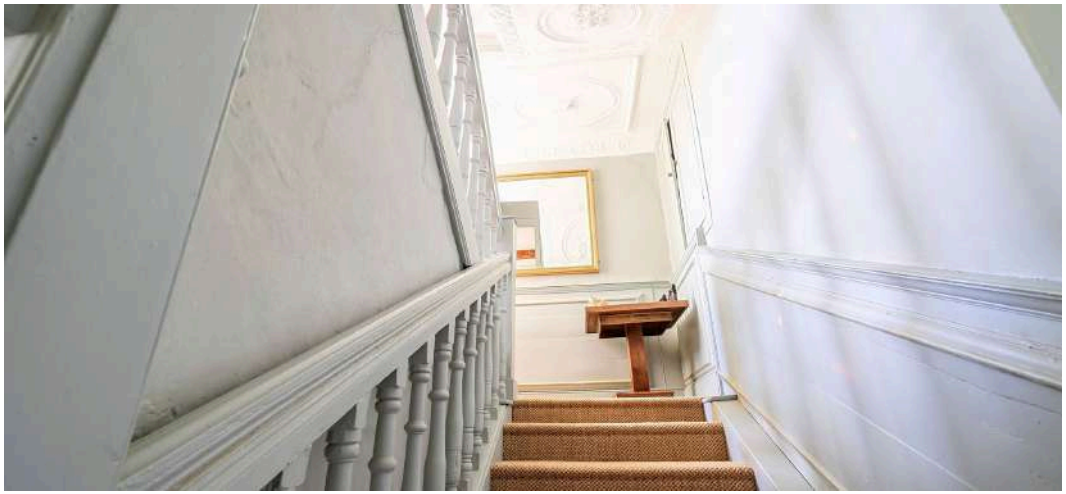
A further staircase leads up to two attic rooms offering extensive storage with eve access. One of which is used as a bedroom/playroom.



































GUEST COTTAGE

Following an original cobbled path from the house leads across the garden to a charming 'chocolate box' thatched cottage renovated by the current owners creating a very stylish open plan design.

The main door opens into a spacious living room with cast iron and wood open tread staircase seen to the side. Engineered oak flooring extends across with exposed wall and ceiling timbers featured.
Pretty oak framed windows look out to the garden.

Continuing along opens into the kitchen / dining area complete with a range of handmade oak units with space for a washing machine and a fridge. An electric oven is set within the design. Sliding French doors open out to a covered area with storage space beyond.

The bathroom includes a panelled bath with overhead shower. A basin set within a handmade oak vanity and oak flooring.

On the first floor an open plan design leads to a study area with a spacious bedroom beyond.

GARDENS

Byams is set within a particularly peaceful and secluded position surrounded by exceptionally pretty gardens. Pathways leading into the main garden area to established borders fronting the main house, filled with a wide variety of ornamental and herbaceous plants providing colour and interest throughout the seasons. Established hedging containing a mixed variety of shrubs, climbing roses and a vine provide shelter. The main lawn centres this area with pretty cobbled pathways leading along one side to an outside kitchen area ideal for entertaining.

Beyond to the side of the cottage is a useful gated store area for recycling and logs.

A fully fitted and insulated workshop aproximately 20ft x 7ft with power and lighting.

To the other side of the house is a further garden area A large Bramley apple tree is centre to the area with established borders for more shade loving plants.

Compost bins are to the far end with a garden shed to the side. A picket gate entrance is from one side of the lane.

SITUATION

Byams is situated within the desirable rural village of Fitzhead, with glorious surrounding countryside of West Somerset.

The property provides the ideal combination of an attractive rural setting yet is within walking distance of the village. Here can be found a church, village hall, and cricket pitch.

Fitzhead is conveniently situated between the popular villages of Milverton, Halse and the small town of Wiveliscombe. The latter being a vibrant community with an excellent range of shops, cafes and everyday amenities.









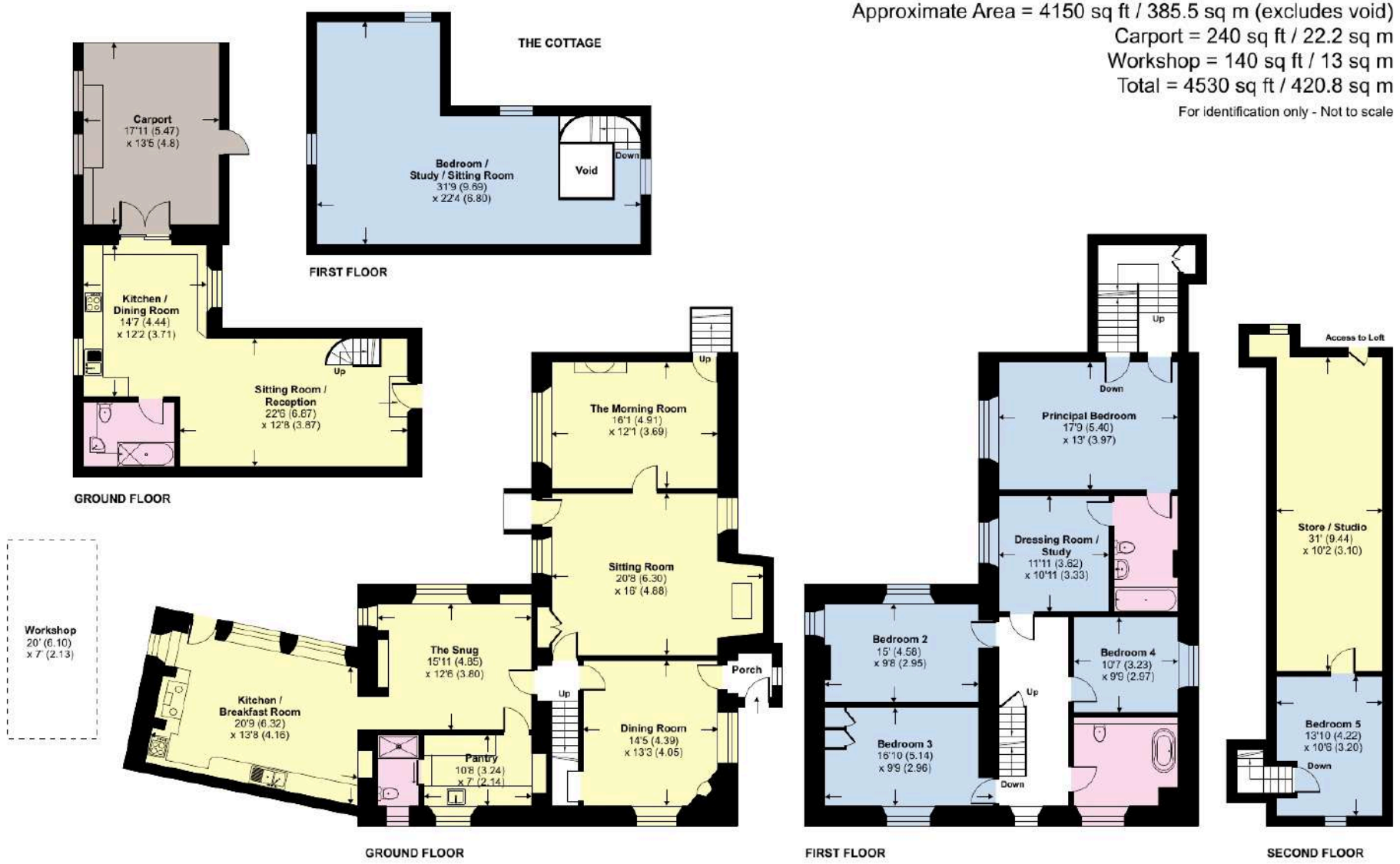






Byams, Fitzhead, Taunton, TA4

Approximate Area = 4150 sq ft / 385.5 sq m (excludes void)
Carport = 240 sq ft / 22.2 sq m
Workshop = 140 sq ft / 13 sq m
Total = 4530 sq ft / 420.8 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.
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DIRECTIONS

From Taunton continue along the B3227 following through Hill Common. After ½ mile turn right signposted Fitzhead. Continue along following the signs towards the village. On entering the village turn left, signposted The Tithe Barn and Church on to Church Road. Continue along taking the next left turn and follow the lane to the end where Byams and parking can be seen along on the left side. What3Words brisk.scores.glorified

SERVICES

Mains water, electricity and drainage
Air source heat pump, Woodburning or multifuel stove.

LOCAL AUTHORITY

Somerset Council
Council tax band F (House) Cottage band C

ENERGY PERFORMANCE CERTIFICATE

EPC exempt.

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