



HILLBORNE

HIGH HAM, LANGPORT, SOMERSET

JACKSON-STOPS



**HILLBORNE
HIGH HAM, LANGPORT
SOMERSET, TA10 9BX**

A CAPTIVATING VILLAGE HOUSE, STEEPED
IN HISTORY AND SURROUNDED BY
ENCHANTING GARDENS, WITH A CHARMING
ANNEXE AND EXCEPTIONAL VERSATILITY



DISTANCES (APPROXIMATE)

GLASTONBURY, LANGPORT,
SOMERTON AND STREET WITHIN 7
MILES

CASTLE CARY (LONDON
PADDINGTON 1 HR 40 MINS) WITHIN
10 MILES

TAUNTON AND YEOVIL WITHIN 20
MILES

MAIN HOUSE

- Entrance Hall
 - Sitting Room
 - Dining Room
 - Snug
 - Kitchen/Breakfast Room
 - Cloakroom
 - Utility
 - Five Bedrooms
 - Three Bathrooms
 - Dressing Room
-

ANNEXE

- Sitting Room
 - Kitchen
 - Bedroom with Ensuite Bathroom
-

OUTSIDE

- Large Barn
- Various Additional Outbuildings
- Driveway Parking
- Delightful Established Gardens
- Outside WC



THE PROPERTY AND ANNEXE

Dating back to the mid-15th century, Hillborne is a handsome Grade II listed village house constructed of attractive Lias stone beneath a tiled roof, combining architectural heritage with comfortable family living. Having evolved over time, the house today offers beautifully appointed, balanced accommodation rich in original features, complemented by a beautifully appointed self-contained annexe. The front door opens into a welcoming hallway with flagstone flooring, setting the tone for the wealth of character found throughout. The dual aspect main sitting room is centred around an impressive open fireplace fitted with a wood-burning stove, whilst exposed beams and deep window seats create an atmosphere entirely befitting of a house of this age and significance. The adjoining dining room is equally inviting, featuring another open fireplace with a handsome bressummer beam, exposed timbers and windows to two elevations. Some of the exposed beams originated from the local church during the Reformation period, offering a fascinating glimpse into the property's remarkable history. Completing the reception space is a charming snug, again with a wood-burning stove set within a timber fire surround, providing a perfect retreat for quieter evenings. To the rear of the house, a later addition has created an excellent kitchen/breakfast room that naturally forms the heart of the home. Designed with modern family living in mind, it comfortably accommodates informal dining and is fitted with an extensive range of shaker-style cabinetry beneath granite worktops. An Everhot range cooker is complemented by an integrated Zanussi oven, larder room and generous space for additional appliances. Doors open directly onto the rear terrace and gardens, creating an effortless connection between inside and out, whilst the adjoining utility room incorporates further storage, work surfaces, a stainless steel sink and space for both washing machine and dryer. A cloakroom completes the ground floor. The property's gradual evolution is reflected in the first-floor layout. A staircase rising from the kitchen leads to two delightful double bedrooms, both enjoying magnificent vaulted ceilings, exposed A-frame timbers and built-in storage, served by a stylish family bathroom. Underfloor heating is throughout the newer part of the house. A second staircase rises to the older part of the house where there are three further double bedrooms, each retaining the warmth and authenticity synonymous with homes of this period. The flexible arrangement also allows two of the bedrooms to benefit from generous ensuite bathrooms, making the layout equally suited to family living or visiting guests. Positioned discreetly to the rear of the house the self-contained annexe provides excellent independent accommodation. With its own bespoke kitchen in green oak, an inviting sitting room with matching bespoke oak shelving, storage and staircase and French doors opening onto the garden, the annexe abounds with character. Together with a generous first-floor double bedroom and ensuite bathroom with separate shower, it is ideally suited to multi-generational living, dependent relatives, extended family, visiting guests or those wishing to generate income through holiday letting. The annexe is further enhanced by having its own, separate and modern heating system powered by photovoltaic panels and a modern, newly fitted heat pump to service the underfloor heating.

GARDENS & OUTBUILDINGS

The gardens are every bit as charming as the house itself, combining beautifully planted cottage gardens with productive areas and an excellent collection of outbuildings. Immediately adjoining the kitchen, a sheltered stone terrace provides a wonderfully private setting for outdoor dining and entertaining, enjoying a peaceful outlook over the surrounding gardens. A gravelled driveway extends past both the house and annexe to a magnificent traditional stone barn measuring over 50 feet in length, accompanied by additional stores. Whilst currently serving as an excellent workshop and storage space, it also presents exciting potential to create a superb entertaining barn, studio, home office, hobby space or further accommodation, subject to any necessary planning consents. Lovingly cultivated over many years, the gardens provide year-round colour and interest. Sweeping lawns are complemented by mature shrubs and specimen trees, whilst a productive vegetable garden, greenhouse and chicken run will appeal to those seeking a more self-sufficient lifestyle. A well and functioning modern pump provide the ability to water year-round, as does a rainwater storage system. A wildlife pond attracts birds and other visiting wildlife, further enhancing the peaceful setting. To the front of the property, a charming cottage garden welcomes visitors via a lavender-lined pathway leading to the front door. Established planting includes fig trees, various varieties of apple trees, pear trees, an exceptional red mulberry tree and young plum trees. Hollyhocks, verbena and magnificent wisteria clothe the annexe and the barn has a mature eating grape vine on one side, creating a quintessentially English setting that perfectly complements this remarkable village home.



LOCATION

Hillborne occupies a delightful position in the historic heart of High Ham, one of Somerset's most picturesque villages. Comprising an attractive collection of period stone houses and cottages centred around the ancient Church of St Andrew and its village green, much of the village falls within a designated Conservation Area, helping to preserve its distinctive character and charm. Set on elevated ground, High Ham enjoys far-reaching views northwards across the evocative Somerset Levels, one of the county's most celebrated landscapes. Despite its peaceful rural setting, the village is well placed for access to the surrounding towns, with Somerton, once the ancient capital of Wessex and the medieval market town of Langport both just a few miles away.

COMMUNICATIONS AND TRANSPORT

The village is well positioned for access to the wider region. Taunton provides a junction with the M5 motorway, offering convenient routes to Exeter, Bristol, the Midlands and London via the M4, whilst the A303 is readily accessible for travel to London and the South West. Taunton railway station offers regular mainline services to London Paddington, with journey times from approximately 1 hour 45 minutes. International travel is catered for by airports at Bristol and Exeter, whilst cross-Channel ferry services are available from both Plymouth and Southampton.

SPORTING AND RECREATION

Long Sutton Golf Club (about 4 miles) is one of several excellent courses within easy reach. The nearby Somerset Levels offer superb walking, cycling and birdwatching, whilst sailing, fishing and water sports are available at Chew Valley and Blagdon Lakes. Horse racing can be enjoyed at Taunton, Wincanton and Bath.

EDUCATION

There is an excellent choice of schooling for children of all ages within easy reach, in both the state and independent sectors. Renowned independent schools include Millfield, Hazlegrove, King's Bruton, King's College Taunton, Leweston and the Sherborne Schools Group. High Ham benefits from its own well-regarded Church of England Primary School, whilst the local state secondary is Huish Episcopi Academy near Langport.



LOCAL AUTHORITY

Somerset Council: 0300 123 2224

Council Tax Band: F

SERVICES

Mains water, electricity and drainage

Oil central heating in main house and air source heating with solar array for annexe

Additional private water supply (not tested)

CONTENTS, FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings, garden ornaments etc are specifically excluded, although may be available through separate negotiation.

DIRECTIONS AND VIEWINGS

Postcode TA10 9BX

What3words:///informs.translated.immediate

From the direction of London, leave the A303 at the Podimore roundabout taking the A372 towards Langport. Continue past the village of Long Sutton and then take a right onto Tengore Lane signed (A372 / A378 Lorries). Continue until you come to a T-Junction, taking a left onto the B3153. Continue for a short distance and take a right signed High Ham and Low Ham. After approx. 2.5 miles, as you enter the centre of the village, take a right onto Loxhams and the entrance to Hillborne will be found on the left, through a timber gate set between stone walls and pillars, beyond which is gravelled driveway parking.

VIEWINGS: Only by appointment with Jackson-Stops' Sherborne Office 01935 810141

Hillborne, High Ham, Langport

Approximate Area = 3081 sq ft / 286.2 sq m

Annexes = 816 sq ft / 75.8 sq m

Outbuildings = 1336 sq ft / 124.1 sq m

Total = 5233 sq ft / 486.1 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). © nchecon 2026. Produced for Jackson-Stops. REF: 1484328

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

SHERBORNE

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