

Ham Street

Lottisham, BA6 8PP

COOPER
AND
TANNER



£599,950 Freehold

Nestled in a tranquil semi-rural setting, this charming cottage offers a rare sense of seclusion, bordered by open countryside on two sides and featuring its own orchard. The property enjoys spacious accommodation, a substantial double garage and benefits from no onward chain.

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 4  3  2 EPC F

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DESCRIPTION

This delightful cottage offers a well proportioned ground floor layout, featuring three inviting reception rooms, each enjoying a wealth of original character. The dual-aspect, south-facing sitting room features exposed beams and a cosy wood-burning stove—perfect for relaxing evenings, it adjoins a dining room and the spacious family room at the rear. Measuring over 22 feet in length, the family room enjoys independent access via a side porch, adding flexibility for guests, multi-generational living or even annex potential subject to any necessary permissions. To the rear, a practical utility room and WC are conveniently located, while a separate entrance leads to a well equipped galley-style kitchen.

Upstairs, the first floor comprises four comfortable bedrooms, a family bathroom, and an en-suite shower room. The principal bedroom is impressively sized and enjoys panoramic west-facing views across the surrounding countryside, along with its own en-suite facilities. The guest bedroom, equally spacious, is positioned at the opposite end of the property, offering privacy and comfort for visitors.

OUTSIDE

The cottage is accessed via a private lane that opens onto a generous shingle driveway, offering ample

parking for multiple vehicles. Enhancing the practicality of the property is a detached double garage, which not only provides additional secure parking and valuable storage but is also equipped with power, making it suitable for workshop use or further development subject to any necessary permissions. At the front of the cottage, a secluded, south-facing courtyard garden offers a peaceful retreat, ideal for morning coffee or alfresco dining.

To the rear, an expansive and beautifully maintained lawned garden stretches out, bordered by a traditional post-and-rail fence that seamlessly transitions into a picturesque orchard. The grounds are adorned with a variety of mature trees, which contribute to the natural beauty of the plot, creating a truly tranquil setting that complements the rural charm of the surrounding area.

SERVICES

Mains water, electricity and full fibre broadband are connected.

Electric heaters (economy 7)and a recently installed water treatment facility for drainage. The Aga is oil fired.

TENURE

Freehold





Lottisham Green, Baltonsborough, Glastonbury, BA6



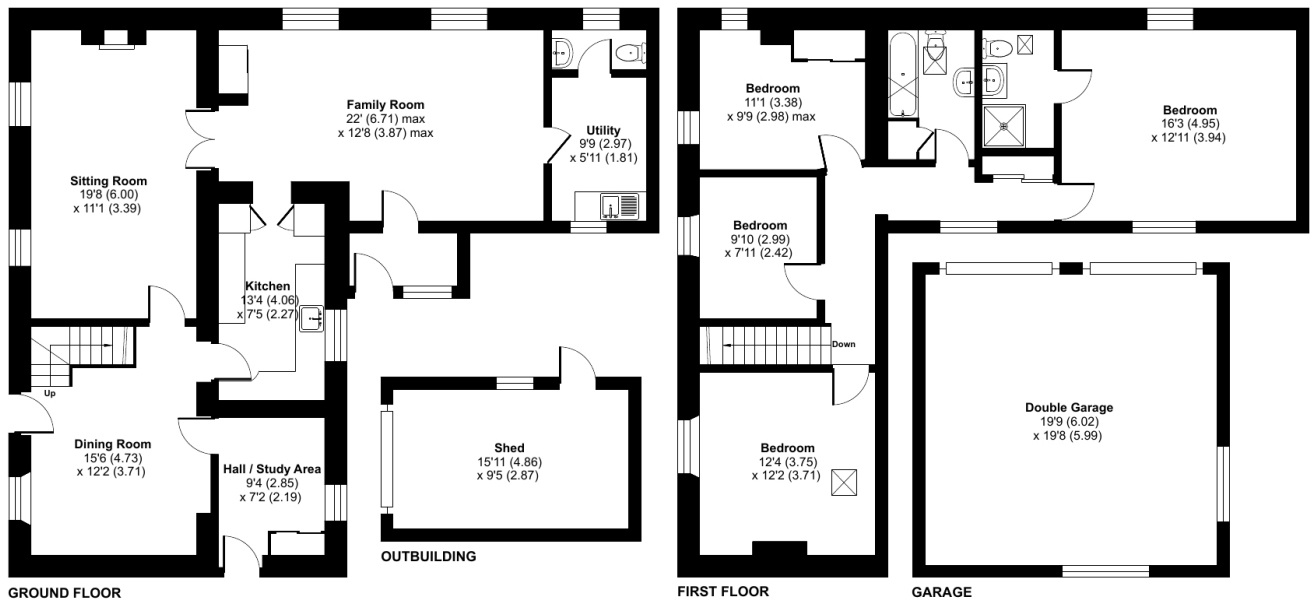
Approximate Area = 1833 sq ft / 170.2 sq m

Garage = 388 sq ft / 36 sq m

Outbuilding = 150 sq ft / 13.9 sq m

Total = 2371 sq ft / 220.1 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1359020

GLASTONBURY OFFICE

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