



Ham Farm Ham, Wellington TA21 9JB



Situated in this small hamlet within 1.9 miles of the centre of Wellington is this well presented 6 bedroomed Grade II Listed farmhouse dating back to the 15th Century, extending to 8853 sq.ft in total, now on the market for the first time in 80 years, with a wide range of outbuildings including a barn and stable block, fields, gardens and orchards extending to 6.02 acres, private car park with ample driveway parking and a wealth of original features.





Features

- Entrance Hall
- Family Room
- Snug with inglenook fireplace and woodburner
- Dining Room with inglenook fireplace
- Fitted Kitchen / Breakfast Room with Aga
- Pantry
- Living Room with inglenook fireplace with woodburner, exposed beams and French doors to garden
- Utility Room
- Shower Room
- Master Bedroom with exposed beams, Storage, Ensuite Shower Room and French doors to Juliet balcony
- 5 further Bedrooms
- Family Bathroom
- Shower Room
- Fields, gardens and orchards extending to 6.02 acres
- Private car park with ample driveway parking
- Useful Outbuildings including Barn & Stable block
- Oil fired central heating
- Underfloor heating in Living Room
- Council tax band F
- What3 words: [///flock.folks.fast](#)

















Ham Farm is situated in this small hamlet within 1.9 miles of the centre of Wellington and 5.2 miles to Taunton town centre.

Wellington offers an excellent range of local amenities including a variety of independent shops, supermarkets including Waitrose and Co-Op, sport and leisure facilities and a selection of schools, both primary and secondary including Wellington School.

Taunton is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at Junction 26 less than 2 miles away.

For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.



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Approximate Area = 5371 sq ft / 498.9 sq m

Outbuildings = 3482 sq ft / 323.4 sq m

Total = 8853 sq ft / 822.4 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robert Cooney. REF: 1325529

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