



**Plot 3, Long Orchard** Ham Farm Barns, Ham Farm Lane, Coombe St Nicholas TA20 3HS





Plot 3, Long Orchard is the ideal, modern, family home, offering 5 generous bedrooms, double garage and a tremendous rear garden set within Ham Farm; an exquisite development of just 5, period-style, exemplary new homes, all with panoramic views of the surrounding countryside and over 30 miles beyond.







## Features

- Entrance Hall
- Living Room with woodburner and French doors to garden
- Quality farmhouse style fitted Kitchen / Dining Room with granite worktops, integrated AEG appliances, Rangemaster electric cooker and French doors to garden
- Utility Room with door to garden
- Cloakroom
- Master Bedroom with Ensuite Shower Room
- 2 further double Bedrooms on 1<sup>st</sup> floor with fitted wardrobes
- Family Bathroom with separate shower
- 2 double bedrooms on 2<sup>nd</sup> floor with Velux windows
- Shower Room
- Good sized enclosed garden to rear
- Double garage and driveway parking with electric garage doors and EV charging point
- Air source heat pump
- Underfloor heating to ground floor
- Waste water heat recovery system
- Solar PV ready
- Aluminium double glazed windows
- CAT 6 Cabling
- Gigabit full-fibre broadband
- Council tax band TBC
- What3words:  
[///streaking.consoles.dramatic](https://www.what3words.com/streaking.consoles.dramatic)
- CGI's have been used to represent the potential internal furnishings
- Storage locations on the 3rd floor may differ from floor plan displayed











Ham Farm sits on the edge of the Blackdown Hills, an Area of Natural Beauty (AONB) and close to the beautiful village of Combe St Nicholas, in addition to Horton, Broadway and Ilminster, offering exceptional connections beyond via the A303, located nearby.

Also located close to the Somerset / Devon border, the stunning Jurassic Coastline is within easy driving distance, with numerous beautiful beaches accessible within 30 minutes' driving time.

Accessibility is superb, with Ilminster and the A303 nearby, offering connections both south-west and east, with Taunton, Yeovil and Crewkerne Train Stations all located within a circa 30 minute drive.

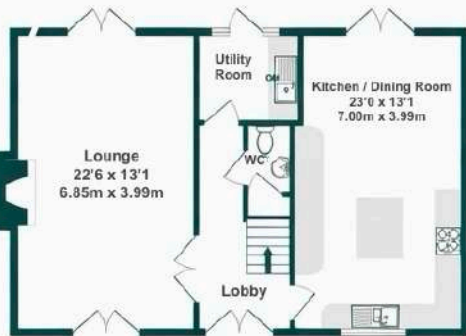




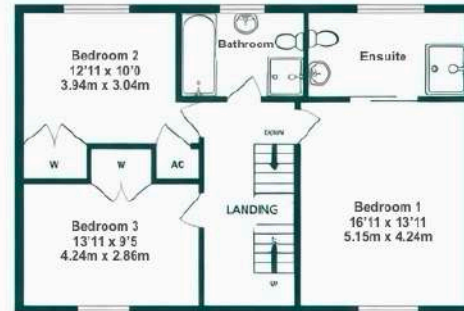
## Plot 3 - Long Orchard



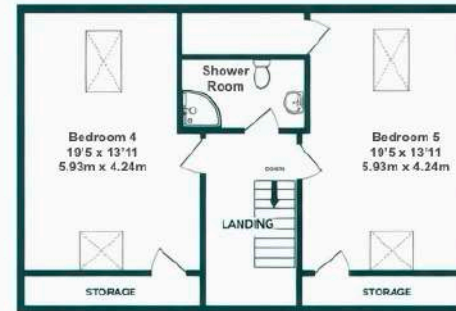
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only

Viewing strictly through the selling agents:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**For clarification, we wish to inform prospective purchasers that:** these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert  
cooney**



