



Ham Dairy Creech St. Micheal Taunton TA3 5NY



A charming and beautifully presented 3/4 bedroomed stone-built period cottage extending to over 2,500 sq ft, set within private, mature gardens of approximately 0.25 acre in a peaceful rural position. Enjoying attractive views over the surrounding countryside, the property combines generous and versatile accommodation with a wealth of character features, including exposed beams and an impressive inglenook fireplace, together with a double garage and ample driveway parking.





Features

- Entrance Porch & Entrance Hall
- Living Room with inglenook fireplace, bread oven and exposed beams
- Dining Room with inglenook fireplace and exposed beams
- Study with built-in desk/storage
- Fitted Kitchen / Breakfast Room with granite worksurfaces and double oven
- Conservatory with French doors to garden
- Utility Room
- Garden Room / Bedroom 4
- Cloakroom
- Spacious Master Bedroom with dressing area, fitted wardrobe and Ensuite Shower Room
- 2 further double Bedrooms with fitted wardrobes
- Family Bathroom with separate shower

- Private, mature gardens of approximately 0.25 acre with feature pond, undercover entertainment area and views over surrounding countryside
- Double garage and ample driveway parking

- Oil fired central heating
- Double glazing
- Private drainage
- This property features a rare, high-yield solar PV system benefiting from the UK's earliest and most generous Feed-in Tariff. This transferable, inflation-linked contract guarantees a tax-free annual income of approximately £1500 pa significantly offsetting household running costs with a financial return no longer available to new installers.

- Council tax band F







Ham Dairy is situated in the picturesque hamlet of Ham adjoining the River Tone within 4.8 miles of the centre of Taunton, the County Town of Somerset.

The town 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 within 1 mile away linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

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.



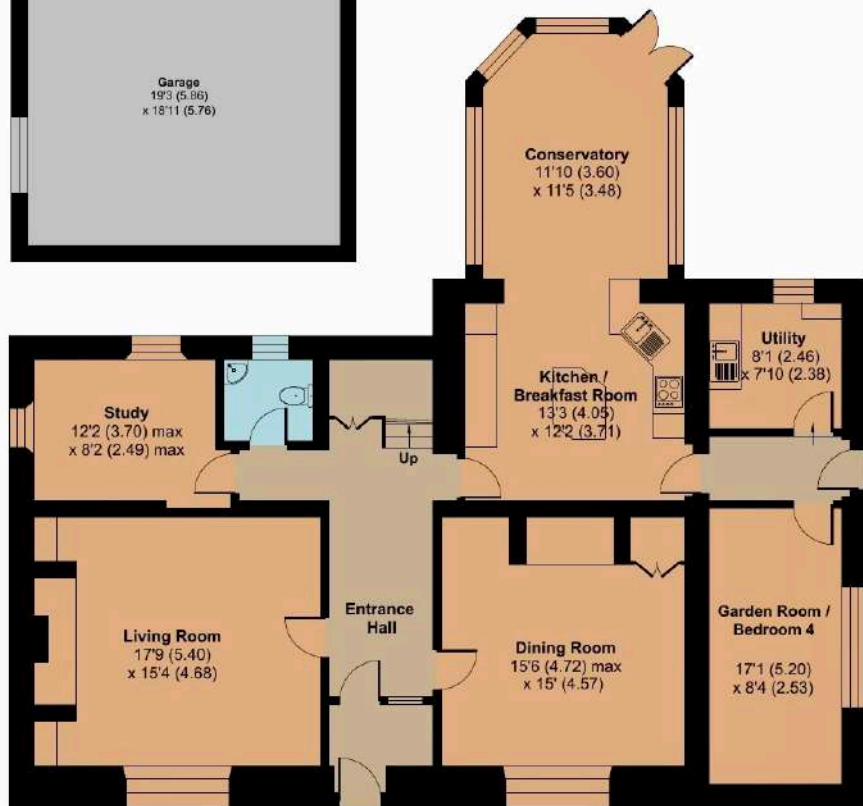
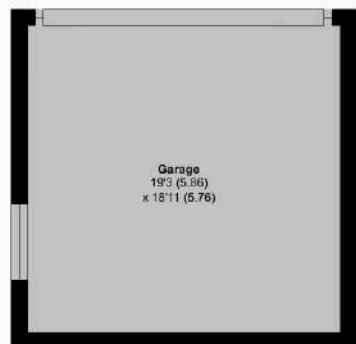
Ham Dairy, Ham, Creech St. Michael, Taunton, TA3 5NY

Approximate Area = 2564 sq ft / 238.2 sq m

Garage = 363 sq ft / 33.7 sq m

Total = 2927 sq ft / 271.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Viewing strictly through the selling agents:

Robert Cooney

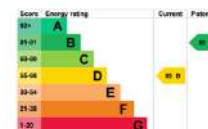
Corporation Street, Taunton,
Somerset TA1 4AW

Telephone 01823 230 230

E-mail taunton@robertcooney.co.uk

Website robertcooney.co.uk

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Robert Cooney, REF: 1435998



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**

