



Rose Cottage,

Ham, Creech St. Michael, Somerset, TA3 5NY

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A delightful, detached period, 4 bedroomed Cottage filled with a wealth of charm and character, occupying a central position within a pretty hamlet. Beautifully presented accommodation with a superb private garden and surrounded by open countryside beyond.

- 4 Bedroom detached period cottage
- 2 Reception rooms and 2 bathrooms
- Beautifully presented throughout
- Superb flexible accommodation.
- Filled with immense charm and character
- Retains wonderful original features

Rose Cottage is an exceptionally charming, detached period cottage that has been beautifully presented throughout to offer superb flexible accommodation. The property is filled with immense charm and character and is believed to date back to circa 1650. The property retains some wonderful original features to include impressive ceiling timbers, flag stone floors and inglenook fireplaces.

THE ACCOMMODATION

Spread over two floors, including two staircases offering flexibility to the arrangement. This includes the main cross passage entrance hall with a door to the far end accessing the garden.

A superb kitchen/breakfast room includes a full range of wall and base units incorporating granite and hardwood work surfaces. An electric two oven Aga with induction hob and stainless-steel extractor hood over. A breakfast area is to the far end with staircase to the side, which offers access up to two bedrooms.

The kitchen area continues along to a utility area, where a large walk-in pantry is to one side. Beyond is a bathroom with a free-standing roll top bath with shower over. Clay tile flooring extends across the whole area.





To the other side of the hall leads into a living room with a further sitting room beyond. Both rooms have immense charm and character with exposed timbers and large inglenook fireplaces. A side door opens into the garden room with access out to the rear garden.

To the other end a further staircase leads up to two further bedrooms. Beyond an inner door opens into a superb boot room and utility offering further storage and space for a washer/dryer.

A door to the side leads out to the front. An inner door opens into the garage with double doors opening out to the front.

On the first floor the principal bedroom includes a well-appointed en suite shower room. To the other side is a large guest bedroom. The two other bedrooms have their own access from the kitchen stairs, although the bedrooms are linked for access, if preferred.

The property is beautifully maintained throughout and is mainly constructed of cob and stone with a thatched roof that is five years old.

GARDENS AND GROUNDS

Rose Cottage enjoys a central position with a most attractive frontage that is lawned. There are two off road parking bays to the front of the garage and boot room.

The main garden to the rear of the house is private and secluded, enjoying a southerly aspect.

A terraced area extends across with pathways opening out to the main lawned area. Established borders filled with a variety of ornamental shrubs and herbaceous plants, offer colour and interest throughout the growing season.

A summer house is seen to one side of the garden. To the far end of the garden is an impressive decking area that is ideal for outside entertaining.









SITUATION

Rose Cottage is found in the pretty hamlet of Ham just outside the main village of Creech St Michael. The surrounding countryside is extremely attractive and provides a number of foot and bridle paths, some of which provide access to river walks.

Creech St Michael is easily accessible and provides a range of amenities with the County town of Taunton found approximately 2 miles away, offering an excellent range of shopping, educational, sporting and cultural facilities, along with access to the M5 motorway and a mainline intercity rail link.

DIRECTIONS

From Taunton follow the A358 towards Yeovil. Continue along until reaching Henlade. Turn left on to Lipe Lane and continue along for approximately 1 mile. Immediately before a bridge turn right into Ham Road and continue along taking the next left turn onto White Street. Continue into Ham where Rose Cottage can be seen on the right side.

SERVICES

Mains electricity and water. Oil central heating. The property has private drainage and is served by a recently installed treatment plant that is fully certified and compliant

LOCAL AUTHORITY

Somerset Council
Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Rating D

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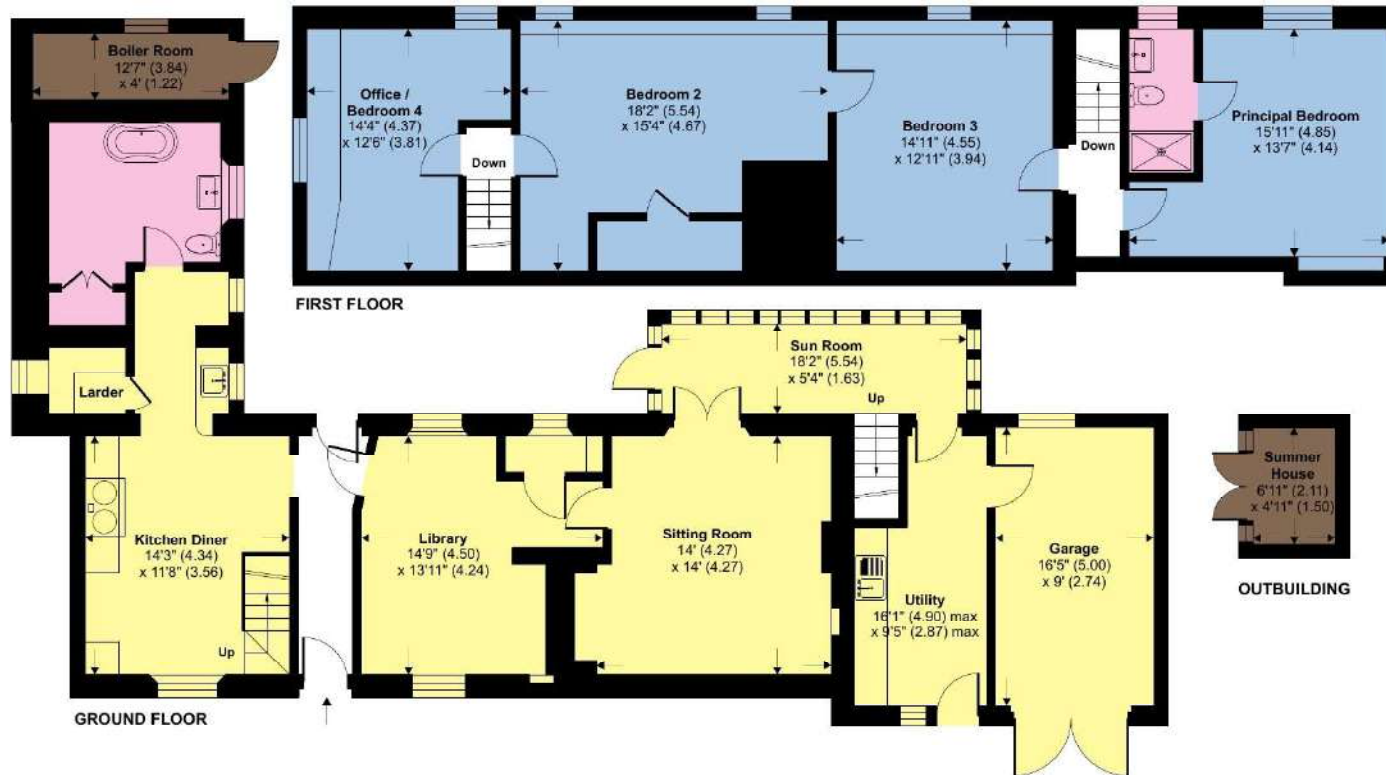
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Approximate Area = 2058 sq ft / 191.2 sq m
 Garage = 152 sq ft / 14.1 sq m
 Outbuilding(s) = 84 sq ft / 7.8 sq m (includes boiler room)
 Total = 2294 sq ft / 213.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1105414

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