



PLOT 1, PIPPEN BARN

HAM FARM | COMBE ST NICHOLAS | SOMERSET



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Welcome to 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.

Constructed by bespoke local developer, Old Charm Properties, each home at Ham Farm has been sympathetically designed and constructed to reflect the beautiful environment within which the development sits.

Traditional values and design are combined with modern flourishes to create truly remarkable new homes, that look as though they have been part of the immediate environment forever, and will continue to look beautiful for centuries to come.

Each home is finished to the very highest of modern standards, and is complete with off-road parking and garaging.

Old Charm Properties are a local, Somerset-based, family run builder, specialising in creating unique, beautiful environments. Ham Farm is a firm testament to the remarkable quality and craftsmanship associated with their homes.

The development sits on the edge of the Blackdown Hills, 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.

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



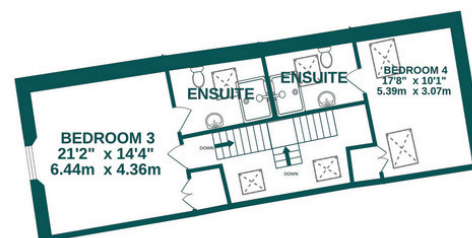
STANDARD SPECIFICATIONS

- Quality farmhouse style fitted kitchen
- Integrated AEG appliances
- Granite worktops
- Rangemaster electric cooker
- Tiled splashbacks
- Spotlights to kitchen and bathrooms
- Traditional style fireplaces with wood burning stoves
- Oak internal doors
- Quality flooring throughout
- Waste water heat recovery system
- Solar PV ready
- Solid oak staircases
- Flagstone flooring
- Underfloor heating to the ground floor
- Heating provided by Air Source Heat Pump
- Bathrooms and ensuites tiled to wet areas
- Stone Mullion windows, stone sills and external stone detailing
- Aluminium double glazed windows
- Panoramic aluminium sliding doors
- Brushed brass light switches
- White power sockets, except in the kitchen area – brushed brass
- CAT 6 Cabling
- Doorbell
- Outside tap
- Power and light in garage
- Electric vehicle charging point
- Electric garage doors
- Aluminium seamless guttering
- Rear patio area and turf
- 10 year Protek warranty
- Gigabit full-fibre broadband

Plot 1 - Phippen Barn

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They must not be relied upon as statements of fact. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any areas, measurements or distances are approximate, room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property. The specification for internal and external finishes should not be relied upon, please consult the agent or developer.

Pippen Barn

Plot 1, Pippen Barn is a flexible, 4 bedroom home offering two ground floor bedrooms. Enjoying a magnificent kitchen/entertaining room with exposed 'king post' oak trusses and Douling Stone carved fireplace.



Plot 1

FOUR BEDROOM HOME



2



4



4



2689 sqft

Garage 389 sqft



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Location

Ham Farm occupies an elevated position on the edge of the sought after Somerset Village of Combe St Nicholas. 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.

Exceptional local facilities are offered within the nearby popular town of Ilminster, and excellent dining and village amenities can be found in nearby Horton, Broadway and Combe St Nicholas.

Directions

POSTCODE: TA20 3HS

WHAT3WORDS: ///streaking.consoles.dramatic



VIEWINGS BY APPOINTMENT

Viewings are strictly by appointment with the agents
Greenslade Taylor Hunt
1 High Street, Chard, Somerset TA20 1QF
Email: residential.chard@gth.net
Telephone: 01460 238382

Please note the property is a development site with associated risks. Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. If so directed by a member of GTH they must wear their own appropriate Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.



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