



Ham Cottage



Ham Cottage

Ham, Axminster, Devon, EX13 7HL

Dalwood 1 mile Stockland 2 1/2 miles

Grade II listed character cottage with gardens and parking

- Peaceful rural hamlet
- Stylish kitchen & large utility
- Main bedroom with en suite
- Landscaped walled gardens
- Freehold. EPC Band E
- Flexible layout
- Two reception rooms
- 3 further bedrooms
- Summer house & barn
- Council tax band E

Guide Price £650,000

Tucked in the heart of a peaceful rural hamlet, this beautifully presented Grade II listed cottage sits between the sought-after villages of Dalwood and Stockland. Built of stone with colour-washed render under a slate roof, it retains abundant character with painted timber sash and casement windows.

The light and flexible accommodation is arranged over three floors, served by three staircases. A standout kitchen/breakfast room features flagstone flooring, extensive cabinetry and a Falcon range cooker. There's a separate dining room/music room with oak flooring and fireplace with wood-burning stove, a vaulted utility room with garden access, and a spacious oak-floored sitting room with wood-burning stove. The main bedroom has exposed beams and a stylish en suite bathroom. Two further double bedrooms, a single bedroom/study, a sleek shower room and a spacious playroom/box room complete the interior.

Outside are two attractive stone-walled gardens, each with seating areas. One features a timber insulated summer house and a pond, and the other includes a vegetable plot. A detached stone barn with mezzanine offers further potential, and there is a private parking area.

Mains water and electricity. Private drainage (cess tank). Fibre broadband via Gigaclear. Outdoor mobile signal on EE, Three, O2 and Vodafone (Ofcom). EV charger. [///cashiers.maps.boomed](http://cashiers.maps.boomed)





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-80) B		
(69-60) C		73
(55-48) D		
(39-34) E		
(21-18) F	42	
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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