



Ham Wharf House



# Ham Wharf House

Creech St Michael, Taunton, Somerset, TA3 5NZ

Taunton 5 miles, M5 Junction 25 4 miles

*A charming grade II listed house retaining many original features with beautifully landscaped gardens in this delightful riverside setting.*

- Superbly presented accommodation
- Fitted kitchen/breakfast room
- Delightful landscaped gardens
- Freehold
- Three reception rooms
- Four bedrooms, 2 ensuite
- Idyllic rural location
- Council Tax band H

Guide Price £800,000

## SITUATION

Ham Wharf House is situated in a lovely setting in the picturesque and unspoilt hamlet of Ham. Ham lies on the banks of the River Tone and is a short drive from Creech St Michael and North Curry. Creech St Michael is well served with amenities including a general store, post office, primary school and public house whilst a further range of amenities can be found at the county town of Taunton.

The surrounding countryside is extremely attractive and provides a number of footpaths and bridle paths some of which provide access to river walks. Taunton provides a good range of state and independent schools and the property falls within the catchment area of Heathfield Community School. Taunton has a main line railway station with direct links to London Paddington in 1h45m.

## DESCRIPTION

Ham wharf House is a delightful, grade II listed, double fronted house which retains many of its original period features and includes well proportioned, well maintained accommodation arranged over two floors.

The property benefits from a charming riverside setting and enjoys views over a leat, where there is a pontoon giving access for a dinghy/canoe, and which leads on to the millstream and then the river.



## ACCOMMODATION

The accommodation includes an entrance porch which opens through to an entrance hallway where there is a staircase leading to the first floor and double doors opening through to the sitting room. The sitting room includes an inglenook fireplace recessed to one side, bay window to rear and arched double doors leading out on to the rear patio. The dining room has an open fireplace recess, double aspect windows and doors which open through to the kitchen which is fitted with a range of matching shaker style wall and base units and includes a range of integrated appliances. There is space for a range cooker, a built in microwave, ceramic sink and central island unit with breakfast bar. There are double aspect windows to the front and rear and glazed door to the inner lobby with a stable door to the front and a door to the downstairs cloakroom.

There is access to the garden room which has a vaulted ceiling and a glazed conservatory with windows overlooking the front garden and double doors to the rear. From the sitting room there is a lobby that leads to the ground floor bedroom with double aspect windows, vaulted beamed ceiling, built in storage cupboards and French doors to the front leading on to the garden and door to en suite consisting of built in shower, and step down leading to wc and washbasin.

To the first floor there are three double bedroom each with built in wardrobe/cupboard with sash windows to the front. Bedroom two has an ensuite wc and washbasin to one side and an electric shower to the other. There is a bathroom with fitted suite comprising washbasin, wc and bath.

The property benefits from secondary double glazing to the sitting/dining/lobby/kitchen and garden room as well as having been completely re-roofed 18 months ago.

## OUTSIDE

A wall pillared entrance with double opening gates opens out on to the gravelled driveway which provides a large parking and turning area and in turn provides access to the single garage and detached workshop/store. From the parking area there is a pathway which provides access to the front door. The garden is beautifully presented with lawned areas and deep planted herbaceous borders and a number of specimen trees and shrubs. There is a further lawned area with deep planted borders, a pond and pathway leading to a side access with central lawn and planted flower borders. There is access via either side of the house to the rear garden which is laid to gravel for ease of maintenance with steps leading down to the leat, where there is a pontoon which has been recently renovated providing access for a dinghy, and which leads on to the millstream and then the river.

## SERVICES

Mains electricity, water, private drainage, oil fired central heating

## DIRECTIONS

From Taunton proceed in an easterly direction towards Creech St Michael once in the village of Ham continue into the hamlet and the property can be found on the left hand side

What3words: ///clumped.sigh.freshet



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5 Hammet Street, Taunton, TA1  
1RZ

taunton@stags.co.uk

01823 256625

