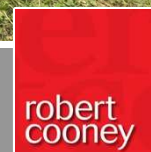




The Willows Ham, Creech St. Michael, Taunton TA3 5NZ

£475,000





A beautifully presented 3 / 4 bed roomed barn conversion situated in the small hamlet of Ham within 4.9 miles of Taunton town centre, with good sized secluded garden to rear of quarter of an acre, a wealth of original period features, garage / workshop and private gated ample driveway parking.





## Features

- Refitted Kitchen / Breakfast Room with Rangemaster cooker
- Living Room
- Dining Room / Bedroom 4
- Master Bedroom with refitted Ensuite Bathroom
- Cloakroom
- Galleried Landing and Study Area
- Bedroom 2 with refitted Ensuite Bathroom and Velux window
- Further Double bedroom with Velux window
  
- Good sized enclosed secluded garden to rear of 1/4 acre with beautiful Willow tree
- Garage / Workshop
- Ample driveway parking with gated access and electronic gates
- Oil fired central heating
- Double glazing
- Exposed beams, stonework and traditional joinery
  
- Council tax band D
  
- What3words:  
///yappy.hype.crackled



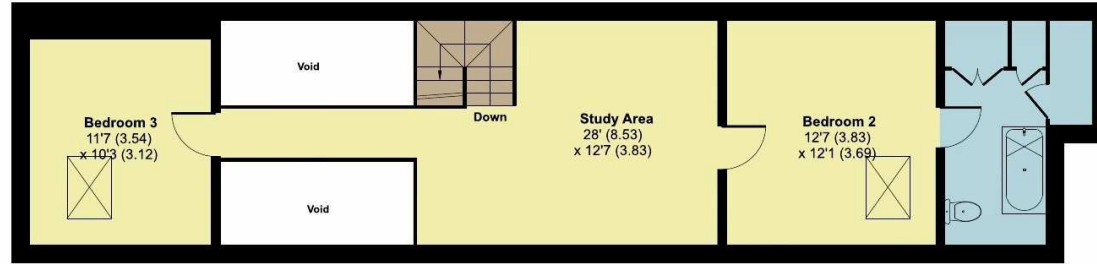
# The Willows, Ham, Creech St. Michael, Taunton, TA3 5NZ

Approximate Area = 1362 sq ft / 126.5 sq m (exclude void)

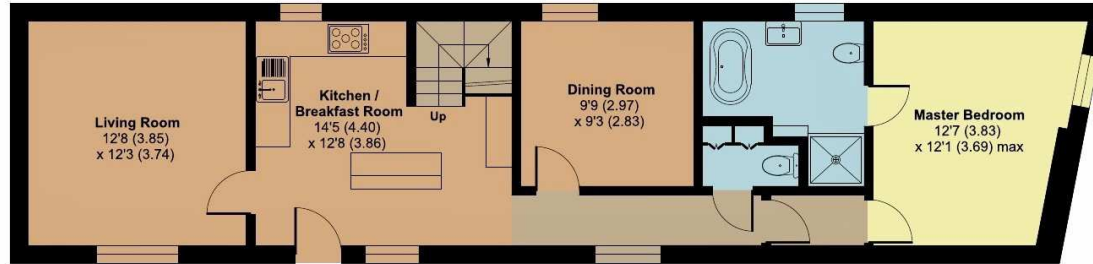
Outbuilding = 165 sq ft / 15.3 sq m

Total = 1527 sq ft / 141.8 sq m

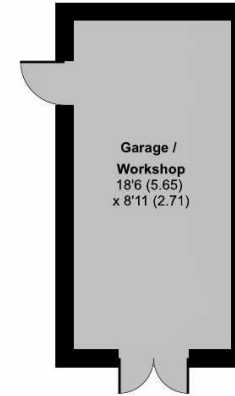
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton,  
Somerset TA1 4AW

Telephone 01823 230 230

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom2026. Produced for Robert Cooney. REF: 1457226



robert  
cooney

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.