



Ham Wharf House

Ham Wharf House

Ham, Creech St Michael, Taunton, Somerset, TA3 5NZ



Taunton Town Centre 4 Miles
M5 (Junction 25) 3 Miles
Taunton Railway Station 4 Miles

The most attractive Grade II Listed house with landscaped gardens.

- Superbly Presented Throughout
- Many Period Features
- Three Reception Rooms
- Fitted Kitchen / Breakfast Room
- Four Bedrooms, Two En-Suite
- Delightful Landscaped Gardens
- Garage & Parking
- Versatile Living Accommodation

Guide price £595,000

SITUATION

Ham Wharf House is situated in the picturesque and unspoilt hamlet of Ham, which lies on the banks of the River Tone between the villages of Creech St Michael and North Curry in the county of Somerset. Ham is close to the larger village of Creech St Michael which has a range of day-to-day facilities including shop, doctors, vets and a primary school. These are supplemented by the county town of Taunton, which has all amenities befitting a town of this importance. There are excellent shopping, leisure, cultural and scholastic facilities including three public schools and a sixth form college.

Taunton is approximately 4 miles West and the M5 junction on the outskirts of Taunton is 3 miles away. Taunton provides a mainline railway station, which provides excellent services to London Paddington. The area provides a wealth of sporting and recreational opportunities including several golf courses and excellent walking along the area's foot paths.

DESCRIPTION

Ham Wharf House is a beautifully maintained Grade II Listed property, having an attractive facade under a pitch tiled roof. The house retains many period features and includes light and spacious accommodation arranged over two floors.

ACCOMMODATION

An entrance porch with heavy panelled front door opens through to an entrance hallway with a turning staircase to the first floor and having double doors leading through to the sitting room. The sitting room includes an inglenook fireplace with a recess to one side, bay window to the rear and arched double doors leading out to the rear patio. The dining room has panelled walls, an open

fireplace recess, double aspect windows and doors through to the kitchen. The kitchen is fitted with a range of shaker style wall and base units including integrated appliances. There is space for a Range cooker, a built in microwave, double bowl ceramic sink, central island unit with breakfast bar and fitted cupboards with drawers under. There are double aspect windows to the front and rear and a 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 with a vaulted ceiling and a conservatory area with glazed windows overlooking the front garden and double doors to the rear. From the sitting room there is a lobby that leads through to the ground floor bedroom with double aspect windows, vaulted beam ceiling, built in storage cupboards, French doors to the front leading onto the garden and a door to an en-suite.

On the first floor, there is a door off the landing to bedroom two with double aspect windows, a built in shower cubicle and separate door leading to a WC and wash hand basin. Bedroom three has built in wardrobes and sash windows to the front. Bedroom four with a built in wardrobe. There is a bathroom with a recently fitted suite comprising wash basin, WC and bath.

OUTSIDE

A walled pillared entrance leads with double opening gates onto a gravelled driveway, which provides a large parking and turning area and in turn provides access to a single garage with attached workshop/store. There is a pathway that leads to the front door. The gardens are beautifully presented with lawned areas and deep planted herbaceous borders with a number of planted specimen trees and shrubs. There is a further lawned area with deep planted borders, a pond



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Approx. Gross Internal Floor Area
231.7 Sq Metres 2495 Sq Ft (Includes Garage)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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