

STAGS

Willow House

Willow House Ham

Creech St. Michael, Taunton, TA3 5NZ

Taunton 5 miles, M5 (J25) 4 miles

A superbly extended detached period house with lovely gardens, parking and garage situated in a delightful riverside setting.

- Superbly presented throughout
- Three reception rooms
- Lovely garden room
- Delightful riverside setting
- Council tax band F
- Idyllic rural location
- Fitted kitchen/breakfast room
- Five bedrooms (two en-suite)
- Double garage and parking
- Freehold

Guide Price £570,000

SITUATION

Willow 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

Willow House is a delightful double fronted period property which retains many of it's original period features with well proportioned accommodation arranged over two floors. The house has been extended by the current owners to create a master bedroom with en suite and balcony which enjoys wonderful views over the garden and river.

The property is located in a charming riverside setting enjoying views out over a leat, where there is easy access for a dinghy/canoe, and leads on into the mill stream and then the river.







ACCOMMODATION

The house has well proportioned accommodation and includes a reception hallway which opens through to a study which includes a turning staircase to the first floor, downstairs cloakroom, door to garage, a tiled floor which extends through to the study where there are double doors opening out on to the rear terrace. The sitting room centres upon an inglenook fireplace with inset stove, there is a window to the front. There is a separate dining room with inglenook fireplace, door which leads through to the kitchen/breakfast room - the kitchen is fitted with a range of matching wall and base units and includes space for an electric cooker, granite work top, sink unit, plumbing space for dishwasher and tiled floor which leads through to the utility room and an inner hallway which provides access to the garden and door through to the sun room with lantern above and windows overlooking the garden. This a lovely room with Italian tiled floor with doors opening out on to the side terrace.

On the first floor there are five bedrooms. The master bedroom enjoys a range of built in wardrobes, double aspect windows, door to en-suite and pedestrian door opening on to a balcony enclosed by railings with a wonderful view over the garden. There are Four further bedrooms, including one with en-suite shower room and a fitted family bathroom suite with roll top bath, WC and wash hand basin.

OUTSIDE

A driveway provides access to a large gravelled parking and turning area where there is access to the attached double garage with up and over door. To one side is a hardstanding for a caravan and there is access to the side and rear gardens which include a deep paved terrace, an area of lawn includes a covered seating area next to which are steps which lead to the river bank. The gardens are a delightful feature and include a number of specimen trees and shrubs including a large willow tree. On the other side of the house is a timber summer house and a further area of garden. There are two useful garden store sheds, one benefitting from a power supply.

SERVICES

Mains Water and Electiricty. 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 Willow House can be found on the left hand side identified by a Stags For Sale board.

What3words: ///senders.consented.notion







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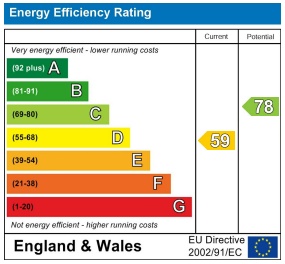

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