



HAM WHARF HOUSE

HAM, CREECH ST. MICHAEL, TAUNTON, SOMERSET

JACKSON-STOPS 

HAM WHARF HOUSE
HAM, CREECH ST. MICHAEL, TAUNTON, SOMERSET TA3 5NZ

A CHARMING PERIOD HOUSE IN A
CONVENIENT RIVERSIDE SETTING WITH
BEAUTIFUL GARDENS



DISTANCES

A358 1.9 MILES

ILMINSTER 9.7 MILES

TAUNTON 5.5 MILES

EXETER 35.5 MILES

(DISTANCES APPROXIMATE)

FEATURES

- Sitting Room
- Dining Room
- Well-Fitted Kitchen with Shaker-Style Units and Island
- Sunroom/Conservatory
- Ground Floor Bedroom with En Suite Shower Room
- Three Further Double Bedrooms
- Family Bathroom
- Ground Floor Cloakroom
- Garage
- Further Off-Street Parking
- Detached Workshop/Store
- Beautiful Gardens
- Riverside Setting
- Approx 0.38 acres

LOCATION

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 1h 45m.

THE PROPERTY

Approached off a quiet country lane through a pillared entrance with double wooden gates, Ham Wharf House is an attractive detached house, Listed Grade II, with beautiful gardens in an idyllic riverside setting. At the front of the property, there is a gravelled driveway providing ample off-street parking and a spacious garage.

The house has a wealth of period features with well-proportioned rooms that are mostly dual aspect resulting in an abundance of natural light. The current owners have made several improvements to the house, including completely reroofing in 2023, installing secondary double glazing in most of the ground floor rooms, and completely replacing the timbers and glazing in the sunroom.

The entrance porch opens into a central hallway with a staircase leading to the first floor. Double doors lead to a charming sitting room, featuring an inglenook fireplace with a log-burning stove, alcove storage, and French doors opening onto a rear terrace with a pergola overlooking the mill cut. The dining room is of a generous size and is conveniently located next to the well-appointed kitchen, which is fitted with a range of shaker style units, an island, and integrated appliances. There is a secondary entrance hallway with a stable door and cloakroom and access into the garden room, which has a vaulted ceiling, feature stained-glass window, and delightful views due south across the front gardens. At the other end of the house, there is a ground floor double bedroom with an en suite shower room, vaulted ceiling, built-in storage cupboards and French doors to the front gardens. This space provides excellent flexibility, ideal for guests or multi-generational living. Upstairs, there are three further double bedrooms, all with built-in storage. The principal bedroom benefits from an en suite WC and washbasin on one side, and an electric shower to the other, while a family bathroom completes the accommodation on this floor.

GARDENS & GROUNDS

Outside, the plot extends to approximately 0.38 acres. The partly walled south-easterly facing gardens at the front are a true highlight, mainly laid to lawn with well-established borders planted for year-round interest. There is also a small wildlife pond and a detached workshop/store. Beyond the terrace at the back of the house, the mill leat offers direct access to the River Tone – perfect for canoeing or wildlife watching.



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TOTAL APPROX. FLOOR AREA 2495 SQ FT / 231.7 SQ M (INCLUDES GARAGE)

PROPERTY INFORMATION

Post Code: TA3 5NZ

Services: Mains Electricity, Water and Private Drainage. Oil fired central heating

Local Authority: Somerset Council, County Hall, The Crescent, Taunton TA1 4DY

www.somerset.gov.uk

Telephone: 0300 123 2224

Tax Band: G

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, carpets and curtains, garden ornaments etc. are specifically excluded from the sale. Certain items may be available by separate negotiation.

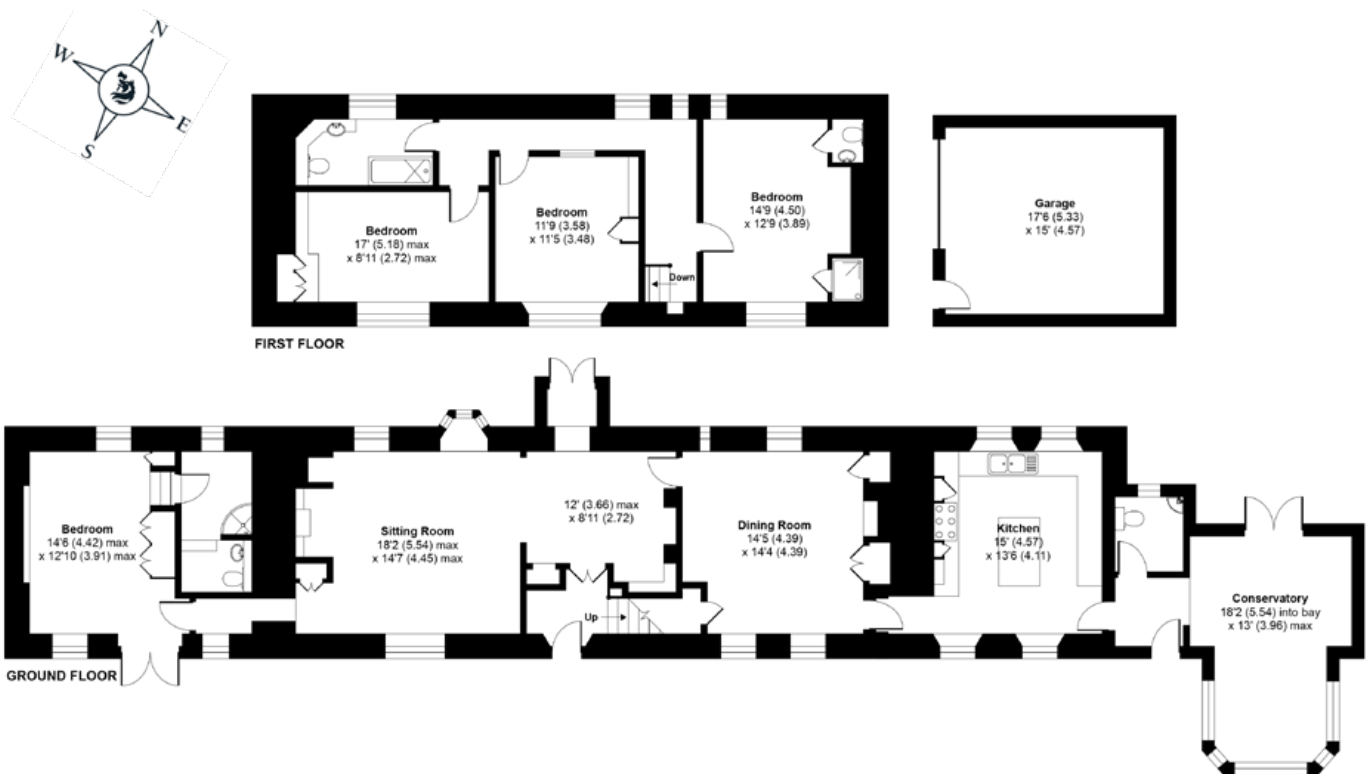
Directions: From Taunton proceed in an easterly direction towards Creech St Michael once in the village of Ham continue into the hamlet and the property can be found on the left-hand side

What3words: ///clubbing.memory.slams

Viewing: By appointment with the sole agents Jackson-Stops
Taunton office: 8 Hammet Street, Taunton, Somerset TA1 1RZ.
Telephone: 01823 325 144

For sale by private treaty with vacant possession on completion.

Details prepared June 2025 and photographs taken May 2025



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

TAUNTON

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