



The Old Mill House, Ashington, Yeovil, Somerset, BA22 8ED

£665,000 Freehold

COOPER
AND
TANNER



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Guide Price £665,000 Freehold

Description

A most attractive detached stone barn conversion, pleasantly situated within the small and pretty hamlet of Ashington. This delightful property offers beautifully presented living accommodation and includes three bedrooms, an impressive reception room with vaulted ceiling, a magnificent south-facing garden with a rural outlook and a double car port. Viewings by appointment.

Accommodation:

A door to the front of the property opens into a superb reception hall with vaulted ceiling, exposed beams and a mezzanine level above. Previously used as a dining room by previous owners, the reception hall provides a spacious and welcoming entrance to the barn, with doors then leading to the sitting room, study and kitchen. The sitting room is located on the southern side of the property, also with an impressive vaulted ceiling, and is dual-aspect, allowing in plenty of natural light. Within the room is a part-exposed stone feature wall, a stone fireplace with an inset wood burning stove and a set of glazed patio doors which open out to the sunny rear garden. The property benefits from a separate study, which has a skylight window to the rear and leads through to a useful utility room, providing solid oak work surface, plumbing for a washing machine, space for a tumble dryer, a 'Grant' boiler for the oil-fired central heating and an additional access out to the garden via a stable door. In addition, beside the utility room is a WC with wash hand basin and a heated towel rail.

The kitchen is found in the middle of the property and has been tastefully fitted with a range of quality floor and wall units, with quartz work surfaces to two sides, solid oak work surface to one side, and limestone flooring. Incorporated within the kitchen is a freestanding 'Rangemaster' range cooker, which has electric ovens and a LPG fuelled hob. There is also an integrated dishwasher, a pull-out larder cupboard, a Belfast sink unit and ample space for a fridge freezer and a table and chairs.

An inner hall then continues through to the three double bedrooms, which are located on the northern side of the property. The Master bedroom is a very comfortable room and includes two built-in wardrobes and a well-appointed en-suite bathroom. The en-suite is fully tiled and fitted with a low level WC, a large vanity wash hand basin and a tiled bath with a shower over. There is a further built-in cupboard in the en-suite. The second bedroom is also a generous size and benefits from a modern 'Jack and Jill' shower room, complete with a luxury walk-in shower, accessible also from the hall. A door from the hall then opens to a staircase, rising to the wonderful mezzanine level overlooking the reception hall, currently utilised as an additional television area, however, could be presented as a home office or hobby room, if desired.

Additional information:

Wessex Internet have connected Fibre Broadband to the village, making it an ideal option for those who seek a quieter rural lifestyle, yet wish to work from home.









Outside

A shared driveway (with two charming neighbouring barn conversions) gives access to the front of the property, a double car port with light, power and doors to the garden, plus double hard wood gates opening into the garden for further secure parking if required. One of the main selling points of the property is the fabulous south-facing garden, which has been significantly improved by the current owners. Predominantly laid to lawn with established planting, shrubs and trees, the garden enjoys plenty of sunshine throughout the day and is ideal for a family and green-fingered purchasers. With a wonderful open outlook to the rear across neighbouring countryside and beyond, the garden includes a wooden shed, a greenhouse and a terrific summerhouse, providing a tranquil place to relax and enjoy the view. Furthermore, the garden offers a patio seating area, two taps (one at front), outside lighting and power sockets, plus a small pond.

Location

The property is situated in the small and pretty hamlet of Ashington, four miles north of Yeovil and seven miles north-west of the picturesque town of Sherborne. The nearby village of Mudford (1.5 miles) includes a pub, a village hall and the Red Barn farm shop. The area offers an excellent selection of schools, which include King's

Bruton, Hazelgrove, Sherborne Schools for boys and girls, Leweston and Millfield. Ashington is ideally located for excellent riding and beautiful countryside walks, with an extensive range of leisure facilities, community groups, shops, supermarkets and other local amenities widely available within the nearby towns. Transport links are plentiful, with the A303 less than four miles away, and easy access onto the A37 and A359. Ashington is also conveniently situated for mainline railway stations located at Yeovil, Sherborne and Castle Cary, with access into London Paddington and Waterloo.

Directions

From the direction of Sparkford, head south on the A359 through the villages of Queen Camel and Marston Magna, and into the village of Mudford. Take the turning right before reaching the Half Moon Inn, signposted Ashington/Limington. Continue through West Mudford and at the T-junction, turn right and proceed into Ashington, passing the church and the village pond. The property can be found further along on the left hand side, before leaving the village.



Local Information Ashington

Local Council: Somerset Council

Council Tax Band: Band E

Heating: Oil-fired central heating

Services: Mains electricity and water are connected. Water treatment plant.

Tenure: Freehold



Motorway Links

- M5/M4
- A303/M3



Train Links

- Yeovil & Sherborne
- Castle Cary & Bruton

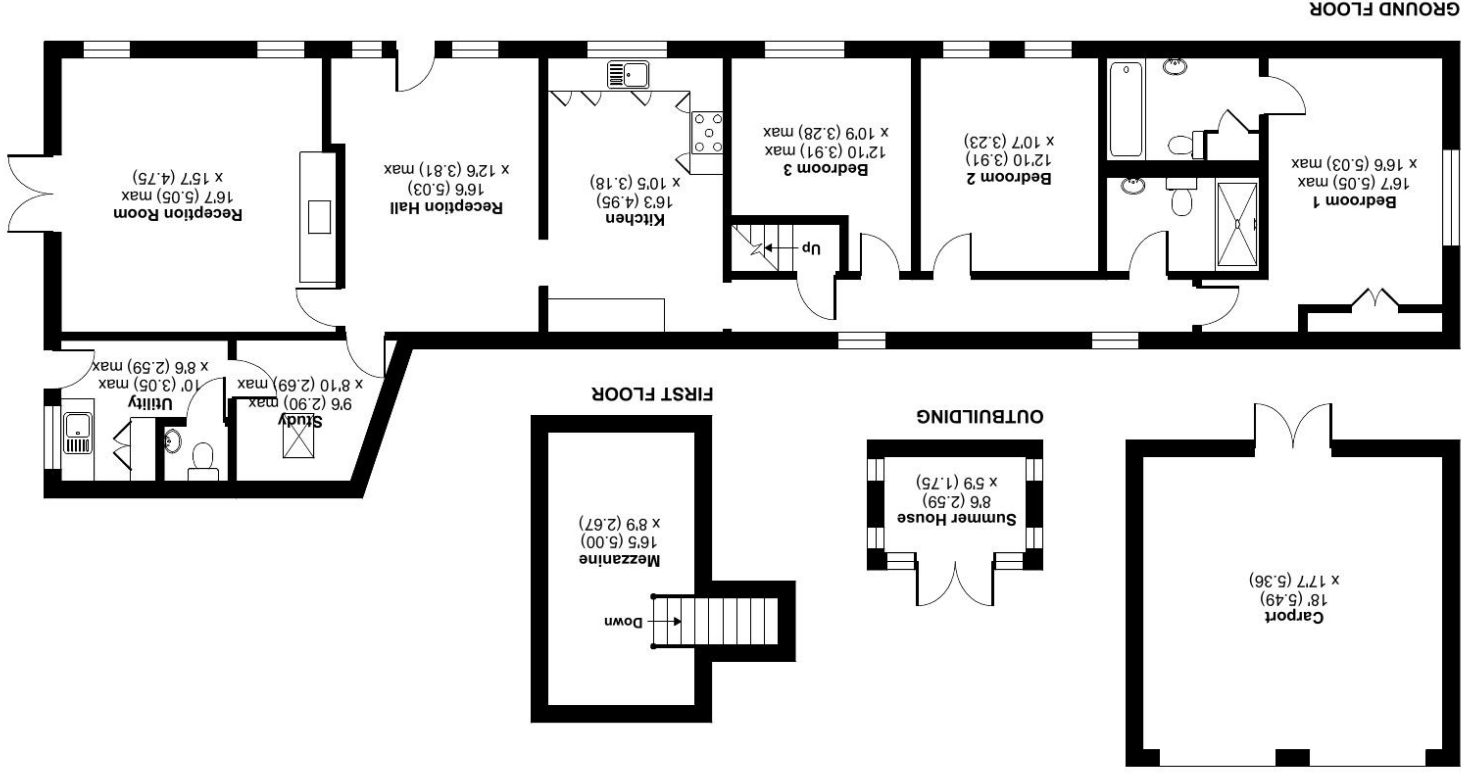



Nearest Schools

- Yeovil & Sherborne
- Queen Camel & Ilchester

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Approximate Area = 1694 sq ft / 157.3 sq m (includes garage)
 Outbuilding = 49 sq ft / 4.5 sq m
 Total = 1743 sq ft / 162 sq m
 For identification only - Not to scale




 RICS Plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © mhcocom 2023.
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