



SUNNYSIDE FARM, ASH, SOMERSET

Sunnyside Farm

39 Main Street, Ash, Martock, Somerset,
TA12 6NU

Crewkerne 9 miles; Yeovil 6 miles; Langport 7 miles; A303 1 mile

A five bedroom, detached, period former farmhouse located in a sought-after village location. Easy commute to Bristol, Taunton, Exeter and nearby towns. Offering off-road parking for multiple vehicles, a large garden along with a separate outbuilding. The property offers spacious and flexible accommodation with scope to extend within permitted development rights.

Guide Price £450,000

DESCRIPTION

The accommodation comprises an entrance porch. This leads into an initial dining room/secondary reception room, which has a feature open fireplace, stairs leading to the first floor along with a downstairs cloakroom off.

To the right hand side is a spacious and naturally light sitting room which has an exposed stone feature fireplace and benefits from both front and rear elevation windows along with sliding doors leading to the Mediterranean courtyard at the side.

Beyond the dining room is your kitchen/breakfast room the kitchen is fitted with a range of fitted wall and base units. The kitchen is a lovely



space with plenty of natural light and benefits from a utility room off which provides further storage and also houses the boiler.

On the first floor there are three double bedrooms along with a family bathroom.

Bedroom one is located at the front of the property and is especially light featuring a front elevation window.

Bedroom two is also located at the front of the property, this is again spacious and light, featuring a front elevation window.

The third bedroom on the first floor is again of a good size double room, benefitting from a sink but would also provide an excellent space for a home office.

The family bathroom features a Jacuzzi style corner bath, a large separate walk in shower enclosure, along with a low-level WC, wash hand basin and heated towel rail and mirrors.

On the second floor there are two double bedrooms both of which are spacious and light, featuring dormer windows on the rear elevation overlooking the garden and further views beyond.

OUTSIDE

To the front of the property is off-road parking for multiple vehicles along with a large area of garden featuring a variety of mature shrubs and bushes along with a former stone built well.

The main garden of the property lies to the rear and this can be accessed either via the kitchen, sitting room or side gate from the front.

To the immediate rear of the property there is a path there are steps leading up the main garden which is mainly laid to lawn and features a pathway providing access to the vegetable plot and poly tunnel. There is also a large patio area ideal for alfresco dining, along with a second patio area outside the sitting room which is again ideal for outdoor entertaining.



Main Street, Ash, Martock, TA12 6NU

Denotes restricted
head height

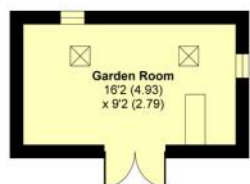
Approximate Area = 1777 sq ft / 165.1 sq m

Limited Use Area(s) = 72 sq ft / 6.7 sq m

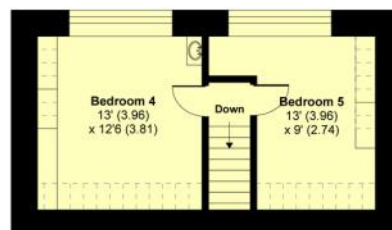
Outbuilding = 148 sq ft / 13.7 sq m

Total = 1997 sq ft / 185.5 sq m

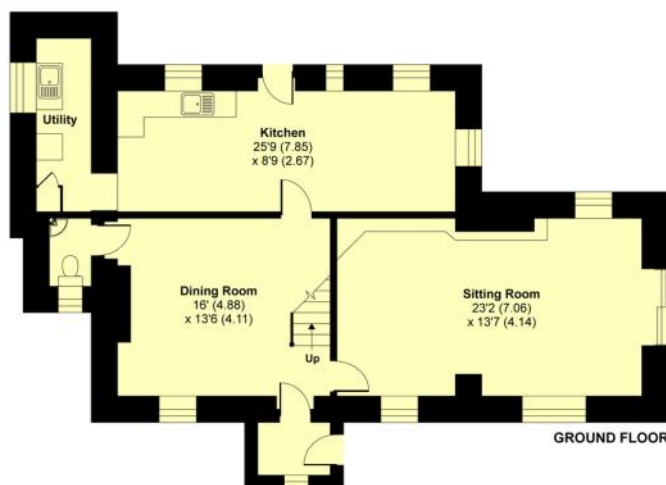
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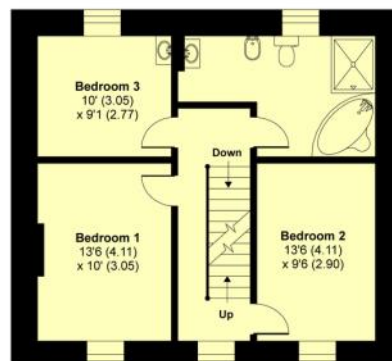
OUTBUILDING



SECOND FLOOR



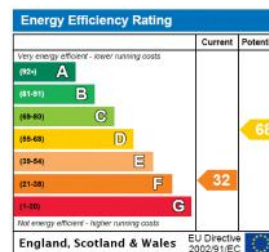
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/chcom 2021. Produced for Greenslade Taylor Hunt. REF: 790023



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

A couple of steps lead up to an outbuilding. This has been previously used as a home office and having been sympathetically updated is now utilised as a bar/entertaining area. The garden room offers flexibility, depending on individual requirements with the possibility of being used as an additional bedroom (subject to any relevant permissions).

SERVICES & OUTGOINGS

We understand that all mains electric, water and drainage are connected to the property. Oil fired central heating with combi boiler.

South Somerset District Council - Band F.

SITUATION

The property is situated close to the centre of Ash which has a blend of fine modern and period homes. The village has a primary school, church and public house.

The neighbouring village of Martock has an excellent range of day to day amenities including shops, school, post office, pubs etc. The area is rich in cultural, sporting and recreational activities including golf at Long Sutton and Yeovil and racing at Wincanton. The area is well served by renowned public schools as well as excellent state schools and there are mainline rail connections at Yeovil, Crewkerne and Castle Cary.

DIRECTIONS

From Yeovil follow the A3088 to the Cartgate roundabout on the A303 and proceed in an easterly direction towards Ilchester. Take the first exit and after about one mile enter into the village of Ash. Continue on Main Street into the centre of the village where the property will then be found on the right hand side, identified by a GTH 'for sale' board.

GREENSLADE TAYLOR HUNT

www.gth.net



gth



Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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