



Boleyn House, Ash, Somerset



A fine 17th century village house with annexe, outbuildings and large garden backing onto open countryside.

Summary of accommodation

Ground Floor - Entrance hall | Drawing room | Dining room | Sitting room
Kitchen/breakfast room | Laundry room | Cloakroom | Boot room

Ground Floor Self-Contained Annexe - Hall | Kitchenette | Living room
Double bedroom with ensuite shower room

First Floor - Principal bedroom | Two further double bedrooms
Walk-through study | Family bath & shower room | Separate WC

Second Floor - Attic double bedroom with adjacent shower room | Store room

Garden and Grounds - Parking | Former stable block now incorporating single garage, workshop and store | Further single garage | Home office | Garden
Kitchen garden | Orchard

In all approximately 0.84 acre (0.32 hectare)

Distances

A303 1 mile, Martock 2 miles, Yeovil town centre 6 miles, Yeovil Junction station 9 miles (Waterloo 2 hours 20 minutes), Castle Cary station 14.5 miles (Paddington 90 minutes), M5 (J25) 20 miles, Taunton 22 miles, Bristol Airport 39 miles, Exeter Airport 40 miles. (Distances and times approximate).



4+1



2+1



4



0.84
acre

EPC
D





Location

Boleyn House is situated on the edge of the village of Ash, which is a thriving village surrounded by open, unspoilt countryside and has a primary school, village hall, parish church and a traditional pub, The Bell Inn (Tripadvisor 4/5). Neighbouring Martock has a wider range of shops and businesses including a Post Office, GP and dental surgeries, pharmacy and a veterinary surgery. The centre of Yeovil is only a 15 minute drive away and able to meet most day-to-day requirements. Local transport links are excellent with the A303 only a mile away, mainline rail services with direct links to Waterloo and Exeter from Yeovil Junction and Exeter and Bristol Airports both within an hour's drive. The wider local area has a wide choice of schools from both the state and independent sectors. The choice includes five primary schools rated Good by Ofsted within a three mile radius along with Perrott Hill, Hazlegrove, the Sherborne schools, Leweston, Millfield and King's School Bruton from the independent sector, which are all less than 30 minutes away by car.

Boleyn House

Thought to date from the mid-17th century, Boleyn House is a fine village house built of local Ham stone under a traditional thatched roof, which was re-thatched in 2018. The house looks out onto a quiet lane on the edge of the village and backs onto open farmland with views on a clear day to Penn Hill ten miles away. The house has a mix of timber and stone mullion windows and an axis that means that the rear of the house and its large, private and partly walled garden face south-east capturing the best of the light from early morning until late afternoon.

It is Grade II listed with light and airy rooms with good ceiling heights along with many original fittings including several fireplaces, wainscot half-height panelling, Regency-pattern doors, decorative corncicing, window seats and a lovely, wide main staircase. Recent refurbishment includes revealing and sand blasting flagstone floors, relaying wide elm floorboards upstairs and fitting a wood-burning stove in the inglenook in the sitting room. There are three excellent reception rooms on the ground floor divided into two sides by the hall, with the drawing and dining rooms on one side and the sitting room and adjacent kitchen on the other. The centre of the house is beautifully lit by natural light flooding in through the staircase window, which also lights up the galleried landing on the first floor. The kitchen/breakfast room has a delightful outlook and is fitted with a Mayflower kitchen under Blue Lias work surfaces and an electric, programmable AGA. Also on the ground floor is the self-contained annexe incorporating a hallway, living room, bedroom with ensuite shower room and kitchenette.

There are three double bedrooms on the first floor plus a walk-through study, the family bath and shower room and further, separate WC. On the second floor is a wide attic landing leading to a very large bedroom and adjacent shower room.







Outbuildings & Garden

Boleyn House is set back from the passing lane behind wrought iron railings and gravel. On one side of the house, a pair of tall wooden gates open to a paved parking area with space for three cars. Immediately adjacent is an attractive former stable block converted into a garage with a side workshop and additional store. Behind the stable block are a vegetable garden and a carriage house opening directly onto the lane. The part-walled garden behind the house is very private and has a wonderful view over chest-high hedging. It is divided into two parts connected via an attractive brick arch. Immediately behind the house is the more formal area of garden consisting of a flat lawn, colourful borders, an ancient yew tree and a raised corner deck. The adjacent area of garden is less formal and is divided into distinct areas by hedging and fringed with deep, richly planted borders. It contains a further lawn at its centre, two paved terraces, a further area of kitchen garden and a small orchard plus a modern, timber-built office fitted with a commercial kitchen. In all the garden and grounds extend to about 0.84 acre (0.32 hectare).





Property Information

Tenure: Freehold.

Services: Mains water, electricity, drainage and gas. Gas-fired central heating throughout. Gas-heated hot water in main house. Electrically heated hot water in annexe.

Local Authority & Council Tax Band: Somerset Council (www.somerset.gov.uk).

Tax Band G

Agent's Note 1: The ground-floor annexe has been let very successfully as holiday accommodation through Airbnb.

Agent's Note 2: The carriage house has approved planning consent for refurbishment (Planning Portal Ref: PP-07533747 dated 17 January 2019) as part of a larger application covering works to the main house, which have now largely been completed. The planning consent is therefore perpetual.

Directions (Postcode TA12 6NZ)

what3words:///dumpling.madder.replayed

Head north from Yeovil on Tintinhull Road, passing through Chilthorne Dormer and Tintinhull and cross over the A303. Continue straight on for just under a mile and enter the village. Take the first turning right into Burrough Street. Continue and the property will be found on the right hand side after about 350 yards.

Approximate Gross Internal Floor Area

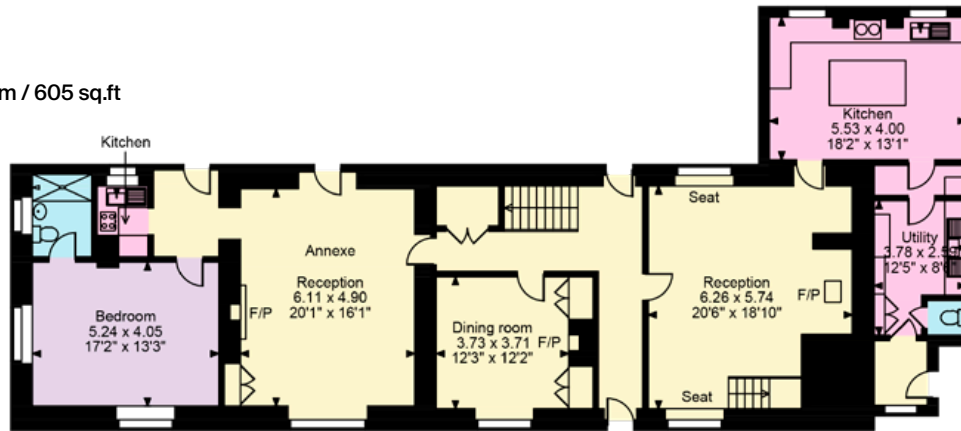
Main House: 293 sq.m / 3,153 sq.ft

Garage: 25 sq.m / 271 sq.ft

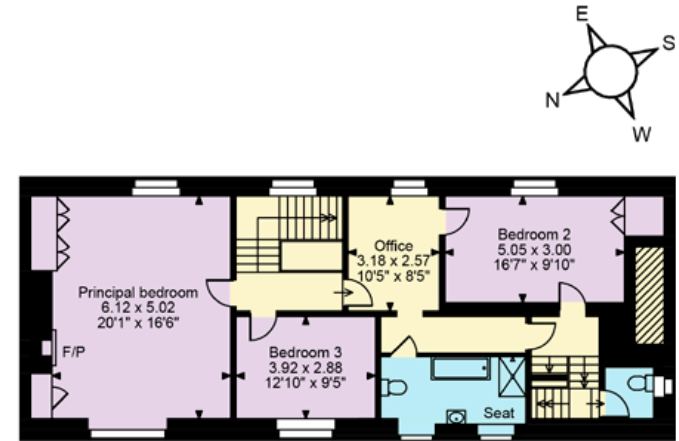
Workshop & Garden Office: 56 sq.m / 605 sq.ft

Annexe: 70 sq.m / 748 sq.ft

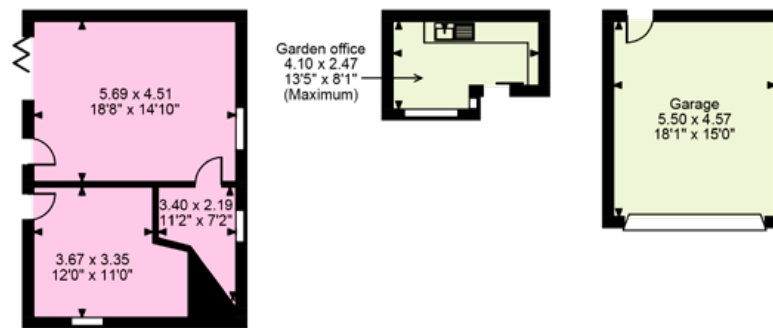
Total: 444 sq.m / 4,777 sq.ft



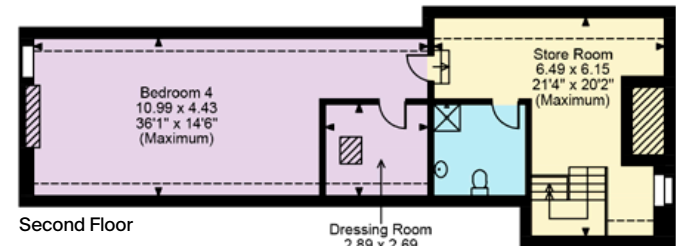
Ground Floor



First Floor



Workshop



Second Floor

▤▤▤▤ Denotes restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
15 Cheap Street
Sherborne
DT9 3PU
knightfrank.co.uk

I would be delighted to tell you more
Simon Barker
01935 810064
simon.barker@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value.

Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2023. Photographs and videos dated November 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN.

We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.