



BOLEYN HOUSE

Ash, Somerset



A FINE 17TH CENTURY VILLAGE HOUSE

with annexe, outbuildings and large garden
backing onto open countryside.



4+1



2+1



4

EPC

D

Local Authority: Somerset Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity, drainage and gas. Gas-fired central heating.

Directions: Postcode TA12 6NZ / [what3words///dumpling.madder.replayed](#)



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)





SITUATION

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. The neighbouring town of Martock has a wider range of shops and businesses including a Post Office, GP, dental and veterinary surgeries and a pharmacy. The regional centre of Yeovil is only a 15 minute drive away and able to meet all 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 within a three mile radius along with Perrott Hill, Hazlegrove, the Sherborne schools, Leweston, Millfield and King's School Bruton from the independent sector.

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).







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. The house looks out onto a quiet lane on the village edge and backs onto farmland with far reaching views. The rear of the house and its large private and partly walled garden face south-east capturing the best light from early morning until late afternoon. It is Grade II listed with light airy rooms, good ceiling heights and original fittings including fireplaces, wainscot half-height panelling, Regency-pattern doors, decorative cornicing, window seats and a lovely, wide main staircase. Recent refurbishment includes revealing flagstone floors, relaying wide elm floorboards and fitting a wood-burning stove. The centre of the house is beautifully lit by natural light which floods through the staircase window also lighting up the galleried landing on the first floor. On the ground floor there are three excellent reception rooms and the kitchen/breakfast room is fitted with a Mayflower kitchen, Blue Lias work surfaces and an electric AGA, as well as the self-contained annexe incorporating a hallway, living room, bedroom, ensuite shower and kitchenette. On the first floor are three double bedrooms, walk-through study, a family bath/shower room and separate WC. On the second floor is a wide attic landing leading to a large bedroom and adjacent shower room.







OUTBUILDINGS & GARDEN

Set back from the passing lane behind wrought iron railings and gravel, to one side of the house are a pair of tall wooden gates which lead 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 this, 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 raised corner deck. The adjacent area of garden is less formal and is divided into distinct areas by hedging and fringed with richly planted borders, containing a further lawn, two paved terraces, a further kitchen garden, a small orchard and a modern, timber-built office fitted with a commercial kitchen. In all the





Boleyn House, Burrough Street Ash, Martock, Somerset

APPROXIMATE GROSS INTERNAL FLOOR AREA

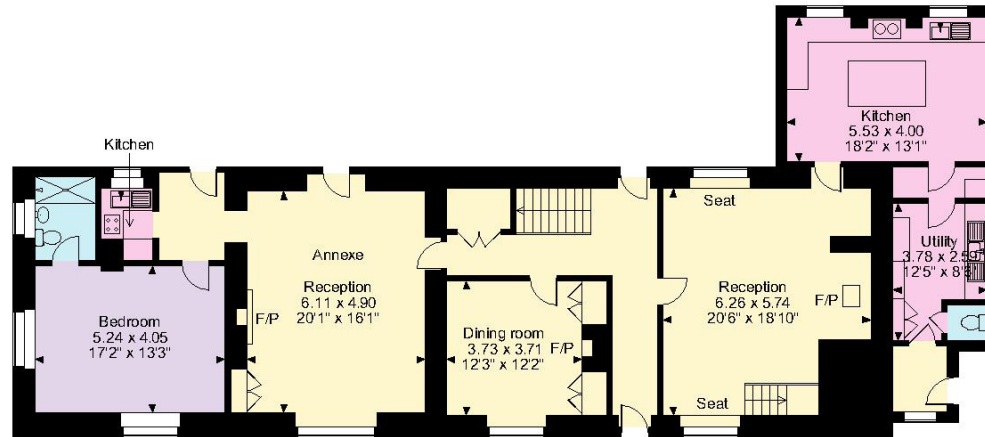
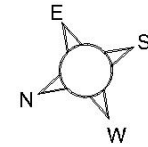
Main House = 293sq.m (3,153sq.ft)

Garage = 25sq.m (271sq.ft)

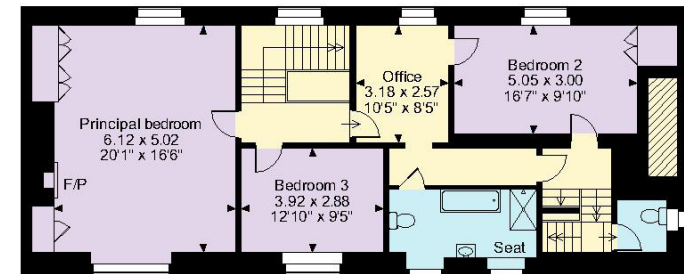
Workshop & Garden Office = 56sq.m (605sq.ft)

Annexe = 70sq.m (748sq.ft)

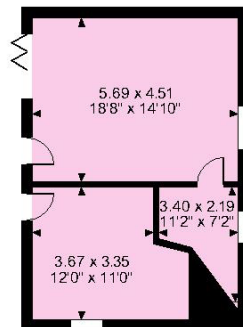
Total = 444sq.m (4,777sq.ft)



ground floor

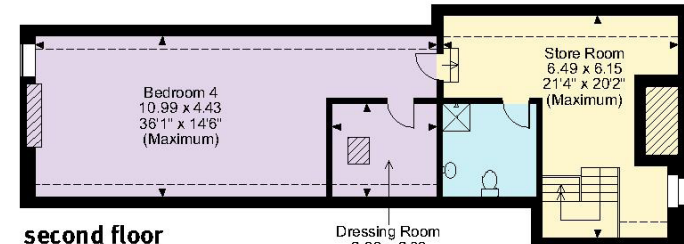
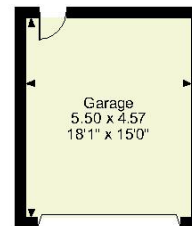
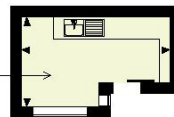


first floor



workshop

Garden office
4.10 x 2.47
13'5" x 8'1"
(Maximum)



second floor

□□□ Denotes restricted head height

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