



Ash Farm

Martock Road, Long Load, Langport, TA10 9LB

George James PROPERTIES

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# Ash Farm

Martock Road, Long Load, Langport, TA10 9LB

Guide Price - £725,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

Ash Farm is an attractive and well presented 19th century stone farmhouse with accommodation comprising kitchen/breakfast room, dining room and large sitting room with beamed fireplace. There is also a useful garden room/utility overlooking the gardens. To the first floor there are three large double bedrooms and bathroom. The house has many original character features including ledge and brace latch doors, flagstone floors and exposed ceiling beams. The outside of the property is a particular feature with large original stable block/outbuilding, attractive formal gardens, paddocks and woodland in all approaching 3.5 acres. The house occupies an elevated position and enjoys stunning uninterrupted country views.

## Amenities

Long Load enjoys an active community with activities, clubs and societies along with a thriving village hall. Long Load shares amenities with the nearby village of Long Sutton, just over a mile away, including parish church, post office/store, primary school, hotel/restaurant and popular 18 hole golf course. The larger centres of Somerton (4 miles), Martock (3 miles) and Langport (5 miles) are readily accessible and offer good shopping, educational and recreational facilities. The administrative town of Yeovil is within 8 miles and the A303 (linking with the M3) is about 4 miles away.

## Services

Mains water, gas, electricity and drainage are all connected, gas fired central heating to radiators. Council tax band E. Rainwater run off is collected in a large underground storage tank and can be used for watering the garden and livestock. The property has solar panels (Photovoltaic - PV) which have been fitted and are part of the Government's Feed in Tariff scheme running until 2032. The panels provide great savings on the energy costs and generate income from your electrical energy supplier, on average around £825. Further details are available upon request.

## Sitting Room 21' 6" x 18' 6" (6.55m x 5.64m)

Part glazed entrance door leads to the sitting room, with window to front with window seat. Large stone fireplace with beam over housing cast iron wood burning stove with back boiler, exposed ceiling beam, stairs leading to the first floor, three radiators and understairs storage cupboard.



**Dining Room** 15' 1" x 12' 0" (4.60m x 3.66m)

With window to front with window seat. Radiator, fireplace with decorative carved wood surround and Hamstone hearth.

**Kitchen/Breakfast Room** 18' 9" x 9' 7" (5.71m x 2.91m)

With windows to front and side, range of base and wall mounted kitchen units, double bowl ceramic sink with mixer tap, space for washing machine and space for a large American style fridge freezer. Range cooker with splash back and extractor hood over. Hamstone floor and part glazed door to the rear.

**Inner Hall**

With flagstone floor, exposed stone wall and window to rear.

**Breakfast Room/Utility** 18' 7" x 7' 10" (5.67m x 2.40m)

With two windows to the rear, part glazed door to the garden and slate flooring. Range of base and wall mounted units with a single drainer ceramic sink unit and mixer tap, space for washing machine.

**WC**

With window to the rear, low level WC and wash hand basin. Built in cupboard housing gas fired boiler and hot water cylinder.

**Landing**

With window to the rear and radiator.

**Bathroom** 13' 6" x 5' 0" (4.11m x 1.52m)

With window to rear, bathroom suite comprising low level WC, vanity wash hand basin and rolled edge bath with central taps. Ladder towel rail, corner shower cubicle with mains shower.

**Bedroom 1** 19' 4" x 13' 11" (5.89m x 4.23m)

With two windows to the front, radiator, built in double wardrobe and a further built in double wardrobe and storage cupboard.

**Bedroom 2** 16' 5" x 12' 9" (5.0m x 3.89m)

With window to front and radiator.

**Bedroom 3** 19' 5" x 6' 7" (5.92m x 2.0m)

With window to the front and radiator.

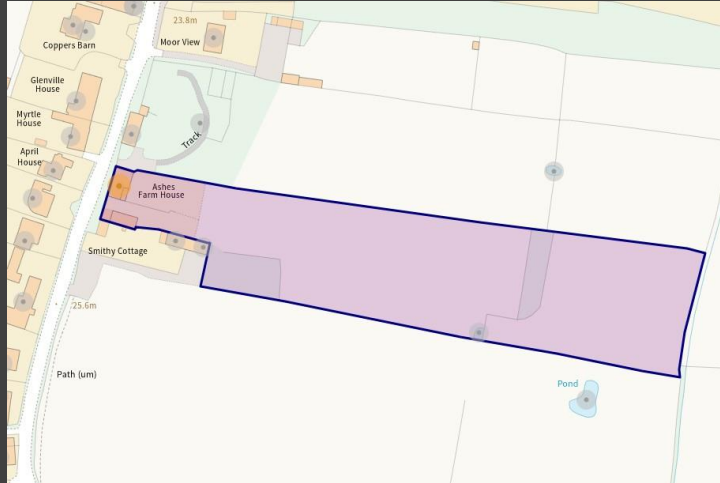


## Outside

The property is approached via a vehicular gated driveway leading to a large turning and parking area. To the immediate rear of the house is a covered seating/dining area with lighting overlooking the formal lawned gardens where there are flower and shrub beds and a decked terrace. The formal gardens lead down to the main paddock which the current owners leave as grass land and is offered to a local farmer for hay making purposes. There is also a useful vegetable garden with polytunnel and raised beds with gravelled walk ways and orchard. A mowed walkway through the paddock leads down to a beautiful tranquil wooded copse with a further paddock beyond.

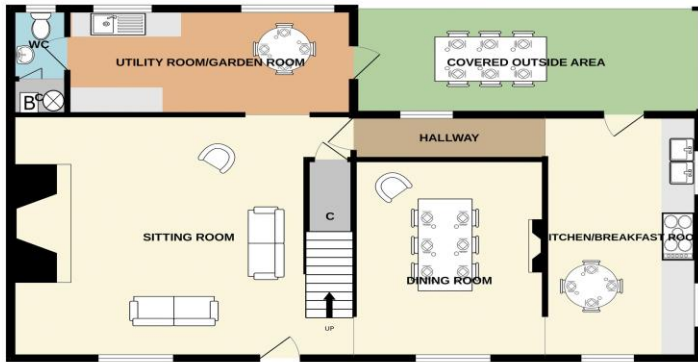
## Outbuilding

The outbuilding is made up of three former stables and store/tack room. The outbuilding may suit conversion to further accommodation or annex subject to the usual planning permission.





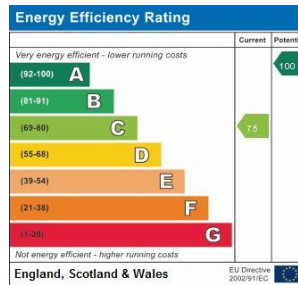
GROUND FLOOR  
939 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA: 1778 sq.ft. (165.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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