



## Ashington, Yeovil

A charming traditional 3 bedroom, 2 bathroom barn conversion set in this small hamlet between Yeovil and Ilchester.

Guide Price  
**£575,000**  
Freehold

**Symonds  
& Sampson**

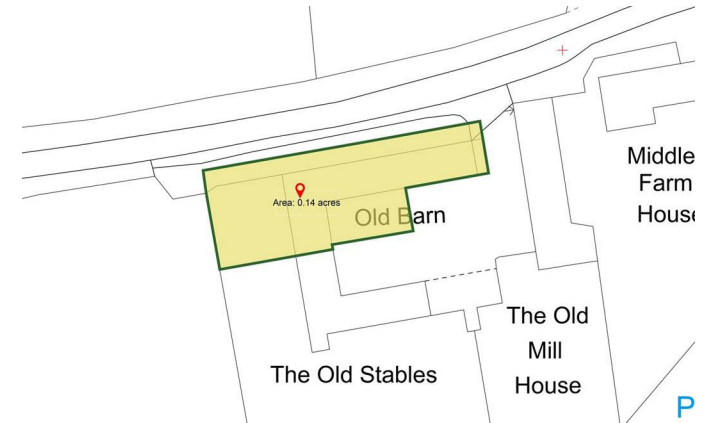
ESTABLISHED 1858



## Ashington, Yeovil, BA22 8ED

- Traditional Barn Conversion
  - Rural Hamlet Location
  - Adjoining Countryside
    - 3 Bedrooms
    - Sitting Room
- Kitchen and Separate Dining Area
  - Reception Hall
- Double Car Port & Parking
  - No Onward Chain
  - 2 Bathrooms

Viewing strictly by appointment  
Symonds & Sampson  
01935 423526







A charming and very interesting traditional barn conversion with accommodation comprising entrance reception hall, good sized sitting room with brick fireplace and fitted gas flame fire, generous kitchen with separate dining area with doors leading onto the lovely terrace and garden with views over the surrounding countryside, inner lobby, three bedrooms, en suite and family bathroom. Parking and double carport.

#### The Property

A charming and very interesting traditional barn conversion with accommodation comprising entrance reception hall, good sized sitting room with brick fireplace and fitted gas flame fire, generous kitchen with separate dining area with doors leading onto the lovely terrace and garden with views over the surrounding countryside, inner lobby, three bedrooms, en suite and family bathroom.

#### Directions

What 3 words:

///contained.followers.acented

From Yeovil: Proceed out of Yeovil on Mudford road. Pass through the village of Mudford taking the very last turning left (before the bridge) signposted for Ashington/Ilchester. Follow through the countryside and at the next junction turn right for Ashington. Follow into this Hamlet and the property is the very last one on your left hand side.

#### Services

Mains water and electricity. Oil-fired central heating. Private sewerage treatment.

Broadband - Ultrafast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### Situation

The property is situated in a rural location on the edge of the attractive hamlet of Ashington located just north of Yeovil and west of the village of Mudford. The hamlet enjoys

a pleasant position well away from busy roads and has an attractive centre with a duck pool and a number of character properties. The majority of the properties in the hamlet have been owned by The Duchy of Cornwall and it is therefore unusual for a freehold property like this to come onto the market.

The property lies within a ten minutes drive from both the historic town of Sherborne, Dorset and the larger town of Yeovil. There are mainline stations at Yeovil, Sherborne and Castle Cary. There are superb countryside walks locally. Sherborne has its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. This property is approximately ten minutes from the A303 trunk road linking you to London and the South West.

#### Outside

To the front of the property is a brick-paved

driveway/courtyard area providing parking facilities and leads to a DOUBLE CARPORT.

The main garden to the rear/side benefits from a lovely aspect of open fields/countryside. There is a substantial paved terrace area leading to a lawned garden together with a garden store which leads through to the front of the property.

**Flood Risk Assessment**

According to Gov.uk

The area around Old Barn, Ashington, Yeovil, BA22 8ED has a very low risk of surface water flooding very low risk of flooding from rivers and the sea.



**Ashington, Yeovil**

Approximate Area = 1661 sq ft / 154.3 sq m (excludes carport / store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Symonds & Sampson. REF: 1116762



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	52
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

YEO/SH/01.05.2024

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