# 12 Main Street

Ash, Martock, Somerset

# 12 Main Street

Ash
Martock
Somerset
TA12 6NS

4 1 4

- Detached 3/4 bedroom house
- Generous gardens
- Garage and parking
- No onward chain
- Workshop/outbuilding
- Former Post Office Premises (ideal work from home)
- Gas central heating
- In need of modernisation

Guide Price **£300,000**
Freehold

Yeovil Sales
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## THE DWELLING

A detached brick build house, currently comprising 4 bedrooms, 3 ground floor room plus a substantial former post office/stores room which has many possibilities, including further residential accommodation or work from home/office/beauty/hairdressing/art studio, together with a good sized garden, garage and parking. The property is in need of modernisation.

## ACCOMMODATION

The accommodation comprises an entrance lobby, kitchen, separate dining room/hall, sitting room, study/storeroom, bathroom with separate wc, attached large workshop, first floor landing, 4 bedrooms (two interconnecting). Further to this is a substantial ground floor room (former post office/stores) which could be ideal as a new kitchen/family/dayroom or a work from home/office or artist studio/beauty therapy etc.

## SITUATION

The property is situated on an elevated plot in the small village of Ash, which has a parish church, pub, pre-school and junior school. Ash has the advantage of a primary school with an 'Outstanding' Ofsted report. Nearby Martock, 2 miles away, offers a wider range of everyday facilities. Yeovil is the commercial centre for the area with excellent shopping and leisure facilities.

The area is also well served by independent schools, including Hazelgrove at Sparkford, Sherborne schools and Millfield at Street. There are also very good state schools including Huish Episcopi Science Academy.

Sporting facilities in the area include horse racing at Wincanton, Exeter and Taunton, golf at Long Sutton and water sports on the Dorset coastline. Road links locally are good, with the A303 Exeter to London trunk road being within very easy reach, while the M5 (J25) can be found at Taunton. Yeovil Junction has a direct rail link to London (Waterloo), while Castle Cary has a direct line to London (Paddington).

## OUTSIDE

To the front of the property is a lawned garden with planted flower/shubs beds and a central pathway to the front entrance.

The rear garden is of a very good size, with two lawned gardens, various planted shrub/bush/flower beds and borders, fruit trees, a vine, a greenhouse and a garden shed.

Large single garage with power, light and personal door to the garden. Parking for one car in front of the garage, with further scope to expand parking in part of the garden (subject to planning).

## DIRECTIONS

Directions to the parking space using What3words: ///useful.safe.completed

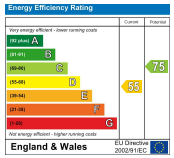
## SERVICES

All mains services connected. Drainage, water, electricity, and gas. Gas central heating via radiators.

## MATERIAL INFORMATION

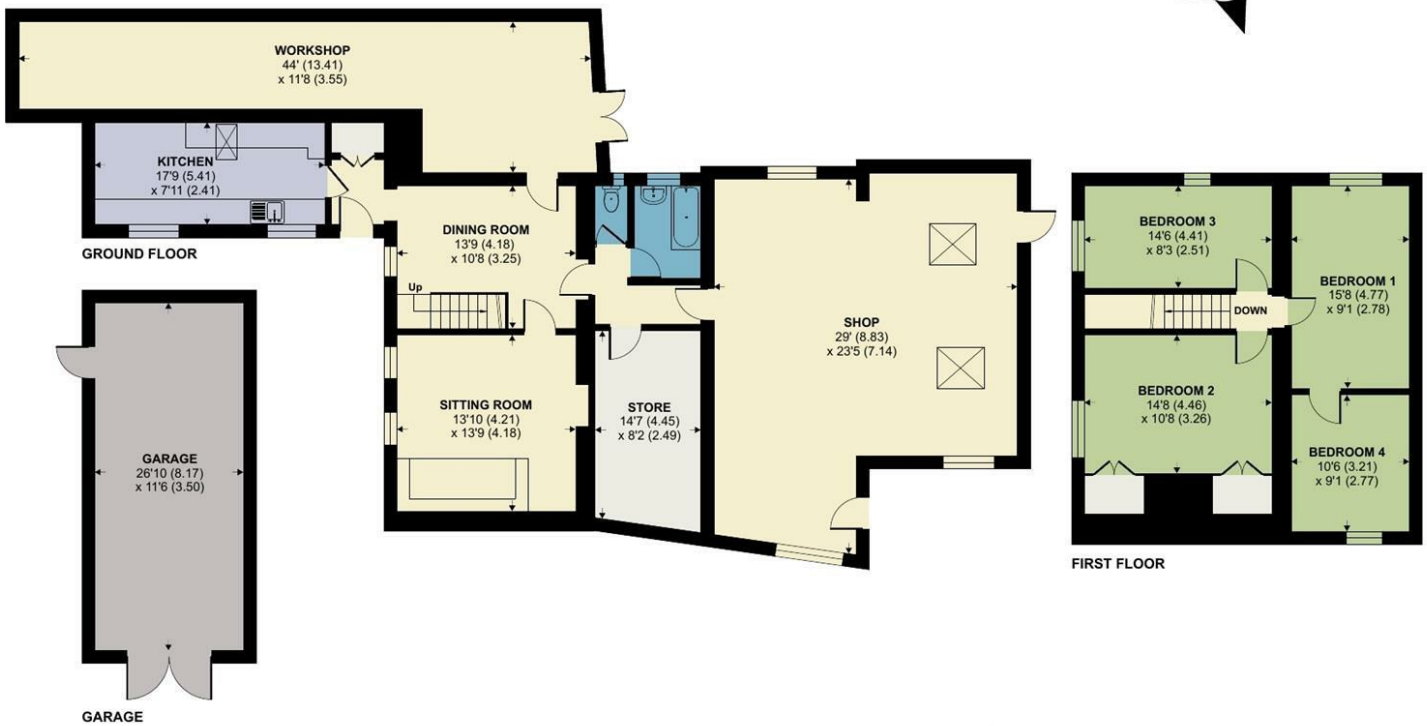
Council Tax Band: E

Flood Risk: Very Low




# Main Street, Ash, Martock

Approximate Area = 2433 sq ft / 226 sq m
Garage = 308 sq ft / 28.6 sq m
Total = 2741 sq ft / 254.6 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1447649

YEO/SH/05.05.2026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