



Ash Grove





# Ash Grove, 30 Mudford Road

Yeovil, Somerset, BA21 4AB

Hospital and College 150m. Town Centre 1/4 mile. Sherborne 6 miles.

A charming Grade II listed Georgian town house offering spacious accommodation over four floors, set within enclosed gardens with ample parking, double garage and workshop. Within walking distance of the Hospital and Yeovil College. EPC exempt

- Close to the Hospital and College
- Two Reception Rooms
- Utility, Boot room and Shower Room
- Attic Room/Dressing Room
- Freehold
- Grade II listed Georgian House
- Kitchen/Breakfast Room
- Five Bedrooms, Bathroom and Cloakroom
- Cellar, Gardens, Parking, Double Garage/Workshop
- Council Tax Band F

## Guide Price £595,000

### VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000.

### SITUATION

Ash Grove is situated in a slightly elevated position off Mudford Road and located between Yeovil College and the Hospital. The town centre is within ¼ of a mile, where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

### DESCRIPTION

Ash Grove is a charming Grade II listed Georgian-style town house, constructed principally of stone, with rendered and colour-washed external elevations beneath an asbestos slate roof. The property retains a wealth of character features typical of its age and architectural heritage. These include flagstone flooring, dado and picture rails, deep decorative coricing, ceiling roses and traditional sash windows, along with an attractive and imposing entrance portico. Offering spacious and flexible accommodation arranged over four floors, the house is set within gardens on all four sides. Externally, the property further benefits from a sweeping driveway providing ample off-street parking, together with a large double garage and adjoining workshop.





**ACCOMMODATION**

An impressive entrance portico with glazed door and mechanical doorbell opens into the entrance hall, featuring blue lias flagstone flooring, a dado rail and staircase rising to the first floor. To the front, the sitting room enjoys sash windows with shutters and features an elegant Adam-style fireplace with inset Aga log burner, set on a tiled and marble hearth, flanked by cupboards. Additional features include exposed floorboards, a built-in bookshelf and a C.H. Griffiths safe. Generous lounge/dining room, benefiting from dual-aspect views, including glazed French doors opening onto the rear garden. The room is complemented by an ornate sealed fireplace with tiled hearth, exposed floorboards and a built-in cupboard. A recently fitted shower room comprises a large walk-in shower, pedestal wash hand basin, low-level WC, tiled floor and a window to the side. To the rear, a rear hall provides access to the garden via a glazed door and a further door leading down to the cellar. The kitchen/breakfast room is well equipped with a single drainer stainless steel sink with mixer tap, adjoining work surfaces, and a range of wall and floor-mounted cupboards and drawers. The room enjoys two roof lights and a window overlooking the garden, with flagstone flooring incorporating underfloor heating. There is space for a range cooker and dishwasher. Adjoining is the laundry room, fitted with tiled flooring, worktops with cupboards below, and space and plumbing for both a washing machine and tumble dryer. A glazed door leads to the rear garden, with a further door opening into the boot room/boiler room, housing a wall-mounted Glow-worm gas-fired boiler and fitted shelving.

The cellar benefits from light and power and features a newly insulated timber floor with exposed stone walls. Currently used as a gym and music room, it offers versatile additional space.

A half-landing with window to the side leads to a cloakroom fitted with a low-level WC and wash hand basin. The bathroom is fitted with a terracotta suite, comprising a panelled bath with shower attachment, pedestal wash hand basin and low-level WC. Additional features include a window to the side, trap access to the roof void, and an airing cupboard housing the lagged copper cylinder.

The main landing provides access to five bedrooms, four of which retain original cast-iron fireplaces with over-mantels and supports: Bedroom One – window to the front; fitted cupboard. Bedroom Two – window to the front; fitted cupboard. Bedroom Four – window to the rear. Bedroom Five – window to the front. Bedroom Three – window to the rear; staircase rising to the second floor with cupboard beneath.

The attic room is situated on the second floor, currently used as a dressing room, features a roof light and sloping ceilings and offers potential for conversion to an en-suite (subject to consents). A door opens into the loft space, which is boarded and fitted with electric lighting.

**OUTSIDE**

The property is screened from the road by a stone wall and mature privet hedge, providing both privacy and an attractive approach. Stone pillars flank the entrance driveway, which offers ample parking and turning space and leads to the double garage and workshop. The garage is approached via a pair of timber doors and benefits from power and lighting. Adjoining is a substantial workshop area, also connected with power and light, with a door providing direct access back to the rear garden. To one side of the driveway, a pathway leads to a two-tiered garden, planted with a selection of fruit trees including fig. This area further benefits from a useful garden shed, greenhouse and raised planting beds.

A pathway to the front of the property leads to the entrance portico, bordered by lawned areas. A further gate provides access to the side garden, which is fully walled and laid predominantly to lawn, interspersed with a variety of shrubs, bushes and mature trees. This area also incorporates a useful decking area and an expanse of slate chippings, providing pedestrian access to the workshop and additional outdoor seating or storage potential.

**SERVICES**

- All mains services are connected
- Gas fired central heating
- Broadband: Standard, Superfast and Ultrafast (Ofcom)
- Mobile coverage: EE, Three, O2 and Vodafone (Ofcom)
- Flood risk status: Very low (Environment agency)

**DIRECTIONS**

From the hospital roundabout on the A30 head north onto Kingston and at Yeovil college roundabout take the 3rd exit onto Mudford Road. Ash Grove will be seen after a short distance on your right hand side and clearly identified by our For Sale board.



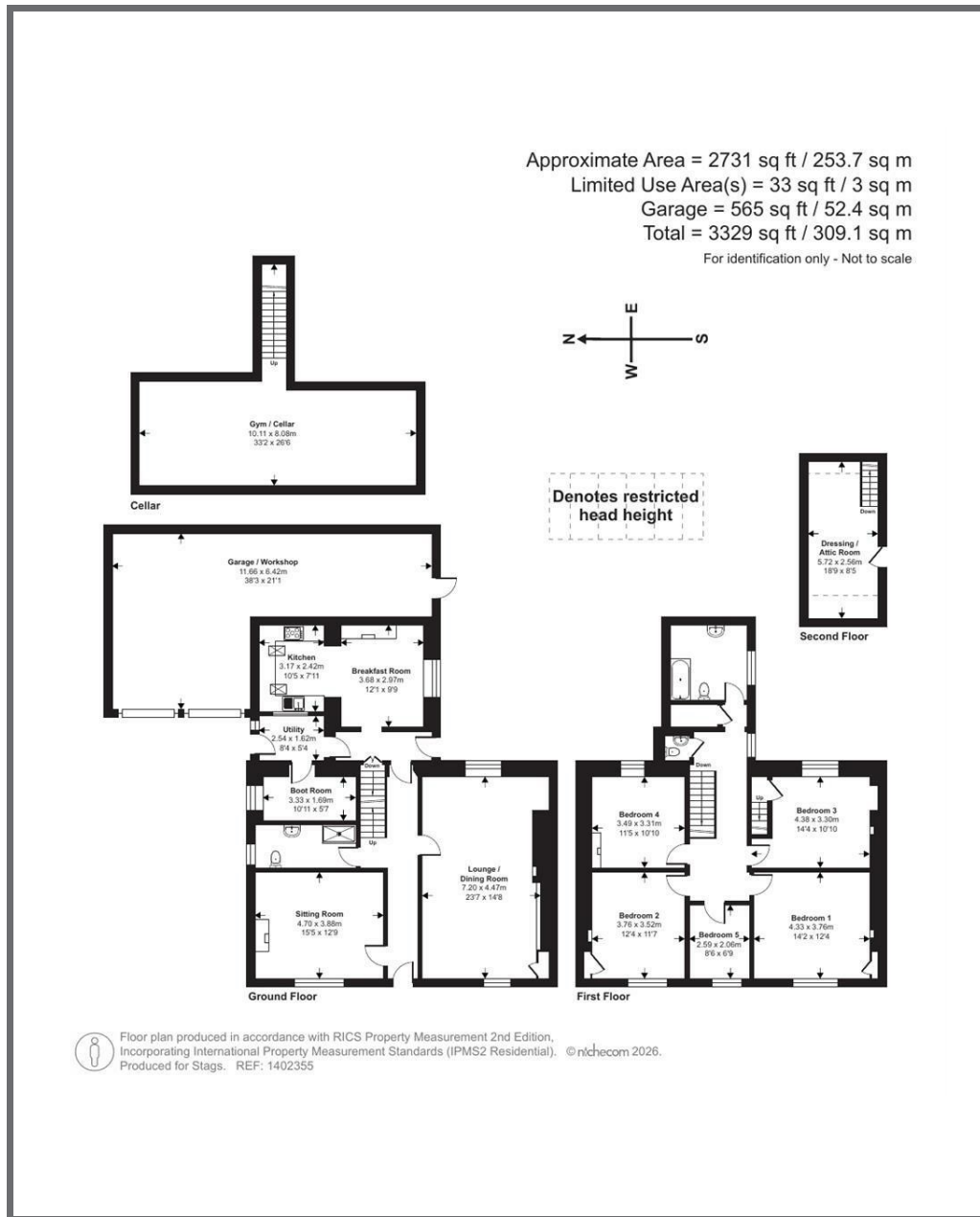


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