The Old Orchard
Water Street, Martock, Somerset, TA12 6JP
Guide Price £750,000

THE PROPERTY
The Old Orchard is a large and beautifully proportioned detached house displaying classic character features of its period. The property has been recently comprehensively refurbished, is well presented throughout and benefits from gas central heating and some sealed unit double glazing. The property is built of local hamstone elevations under a double pitched roof and is Grade II Listed.

• Reception Hall
• Sitting Room
• Dining Room
• Kitchen
• Second Kitchen/Utility Room
• Landing with Study Area
• Master Bedroom with En-suite Bathroom and Three Further Bedrooms
• Beautiful Formal Gardens
• Detached Stable Block with Double Garage
• Various Outbuildings
• Kitchen Garden with Small Orchard
• Paddock
To the side of the property is an imposing gothic front door leading into a beautiful reception hall with flagstone floors and a fine Victorian staircase with under stairs cupboard. To the rear of the hall is a door into the garden. The dining room has a fine bay window with hamstone mullions, fitted shutters and window to the side. The sitting room also has a double glazed bay window with hamstone mullions and shutters as well as a marble fireplace with open grate. To the rear of the property the kitchen has flagstone flooring, a range of custom built units with granite worktops, fitted gas-fired aga, dishwasher, fridge and window and door to the side. There is a second kitchen/utility room with wall and base units, gas fired boiler and slate floor. Also on the ground floor is a spacious cloakroom.

On the first floor are four bedrooms, the master having triple built-in wardrobes and an en-suite bathroom comprising bath, WC, shower cubicle, basin and limestone flooring. The second bedroom is double aspect overlooking the front and side, the third bedroom overlooks the side and has a range of built-in cupboards. The fourth bedroom overlooks the rear garden and there is a family bathroom comprising bath, WC, basin, heated towel rail and airing cupboard.

OUTSIDE
A hamstone front wall forms the front boundary with electric gates leading into a gravelled driveway which continues to the double garage/stable block. Adjacent to the property is a beautiful paved garden which is private and well stocked with shrubs, plants and bordered by a fine hamstone wall. Beyond this is a delightful herbaceous garden, partially walled, stocked with an abundance of plants and shrubs as well as three species of Magnolia tree. Beyond this garden is the double garage with stable and tack room and tucked away behind is a beautiful kitchen garden with...
outbuildings to include a wood store, potting shed, workshop and greenhouse with power. Beyond the stables is a magnificent lawned garden set out as a mini arboretum with a variety of rare species of trees including a Tulip, Handkerchief, Judas, Foxglove and White Hornbeam etc. Summer house, woodland garden, small orchard and beyond is a fenced paddock.

SURROUNDING AREAS
The property is situated on the edge of the village but just a few minutes’ walk from the village centre which has an excellent range of day to day amenities including shops, businesses, doctors’ surgery, pubs, primary school etc. Martock is renowned for its beautiful hamstone church and listed buildings in the centre of the village and is convenient for the A303 and Yeovil. The area is rich in recreational and cultural pursuits.
**DIRECTIONS**

From the A303 Cartgate roundabout, proceed in a westerly direction, taking the next turning signposted to Martock. Follow the lane into the village and at the T-junction turn left into Water Street where the property will be found after approximately 200 yards on the right hand side.

**LOCAL AUTHORITIES**

South Somerset District Council

Council Tax - Band F

**SERVICES**

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