



**FOR SALE**

Pear Trees, The Orchard, Martock, TA12 6EU

**£395,000**



**ORCHARDS**  
ESTATES



Exceptional Three-Bedroom Detached Home Ideally located near the heart of Martock, this spacious property offers comfort and convenience.

The stunning triple-aspect sitting room features a gas wood-burning stove, while the separate dining room provides an inviting space for entertaining. The fitted kitchen boasts integrated appliances and flows into a practical utility room with garden access.

A cloakroom and a charming, double-glazed conservatory complete the ground floor. Upstairs, three generously sized double bedrooms include a master suite with a private en-suite shower room, complemented by a family bathroom.

Outside, the fully enclosed garden creates a private retreat, perfect for outdoor living. A single garage and two allocated parking spaces add to the home's practicality.

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## LOCATION

The property is in the small country town of Martock which is situated in attractive surrounding countryside and offers a wide range of amenities including a variety of shops, post office, Inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages. The town contains a number of interesting character properties and buildings of historic interest. Yeovil lies approximately 8 miles distance (main line station to Waterloo), Crewkerne 8 miles, with Waitrose supermarket. The A303 lies approximately 1 mile away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

### Approach

A neatly paved walkway bordered by a charming low fence, creating a harmonious transition to the property's doorway.

### Downstairs Living

**Hall:** Upon entering, you find a cozy hall with stairs positioned in front, guiding you upwards, while doors off the entrance hall take you to the dining room and the living room

**Living Room:** A beautifully designed triple-aspect sitting room, where natural light pours in from multiple angles. At its heart, a gas wood-burning stove is elegantly inset within a striking stone fireplace, creating a warm and cozy focal point. French doors seamlessly connect the space to the garden, offering a perfect blend of indoor and outdoor living. Radiators ensure year-round comfort, adding to the room's welcoming ambiance.

**Dining Room:** The dining room features a front-aspect window that fills the space with natural light, creating a bright and welcoming atmosphere. A wall-mounted radiator with a wall thermostat ensures personalized comfort. Flowing seamlessly beyond, the dining room provides access to kitchen, enhancing the home's spacious and interconnected layout.

**Kitchen:** A beautifully designed space featuring shaker-style wall and floor units for a timeless aesthetic. Equipped with fitted appliances and ample room for a large fridge freezer, this kitchen balances functionality with style. The triple aspect layout ensures a bright and airy atmosphere, enhanced by splashback tiling and a durable laminate floor. There's also space for a breakfast table, perfect for casual dining and morning coffee.

**Utility:** The utility room is designed for convenience, featuring a sink with a drainer, ample space for both a washing machine and tumble dryer, and generous storage solutions, including cupboards and a large storage area. The room also houses the boiler, ensuring essential functionality. Additionally, it offers direct access to both the sunroom and a WC, enhancing the home's practicality and ease of use.

**WC:** Features a sleek white toilet and a matching wash basin, offering a clean and minimalist design.

**Sunroom:** Flowing seamlessly from the Utility room, the sunroom offers a tranquil retreat, ideal for relaxation. With its panoramic views overlooking the garden and beyond, this bright and airy space invites you to unwind and enjoy the surrounding scenery in comfort.

### First Floor Living

**Landing:** The landing boasts a bright and airy atmosphere, enhanced by a large window that floods the space with natural light. Offering access to the loft, it adds practicality to the home's layout. A radiator ensures warmth and comfort, making this an inviting transition area within the property.

**Bedroom 1:** Bedroom 1 benefits from a double aspect, allowing natural light to flow in from multiple angles, creating an airy and inviting atmosphere. The room includes convenient access to an ensuite bathroom, while a built-in cupboard provides ample wardrobe space. A radiator ensures warmth and comfort, making this a well-appointed and relaxing retreat within the home. Ensuite: The ensuite shower room features a crisp white WC and a matching wash basin, complemented by partial tiling for a stylish yet practical finish. A well-proportioned shower cubicle offers convenience, making this space both functional and contemporary.

**Bedroom 2:** This spacious double bedroom enjoys abundant natural light from two front-aspect windows, enhancing its airy and inviting feel. A built-in cupboard provides convenient wardrobe space, ensuring ample storage. A radiator adds warmth and comfort, making this a relaxing and practical retreat within the home.

**Bedroom 3:** single bedroom, rear aspect window, radiator, flexible as could be used as an office space.

**Family Bathroom:** The family bathroom showcases a sleek, modern white suite, including a WC, pedestal sink, and a bath with a convenient overhead shower. Partial tiling adds both style and easy maintenance, creating a practical yet elegant space. A shaver socket enhances convenience, ensuring a well-equipped and thoughtfully designed bathroom.





### Garden Garage and Parking

**Garden:** Step into the garden through elegant French doors from the sunroom, seamlessly blending indoor and outdoor living. The beautifully maintained lawn provides a lush, green retreat, while the patio area offers the perfect setting for entertaining or relaxing in the fresh air. Vibrant, mature plants and flowers add a touch of natural beauty, framed by charming borders finished with a Hamstone low-level wall. An outdoor tap ensures practicality.

**Garage and Parking:** Positioned opposite the house, the single garage features an easy-to-use up-and-over door, providing secure storage and parking. Additionally, two allocated parking spaces ensure ample room for vehicles, offering both practicality and convenience.

### Material Information

- Freehold Property
- EPC-C
- Council Tax Band-E
- Mains Drainage, water, Electric and Gas
- Integrated Oven/hob, dishwasher, washing machine, tumble dryer and microwave included in sale
- Loft- with loft ladder, boarded and lighting Driveway- The driveway is a shared drive to the properties
- Boiler is 8 years old and has been serviced regularly
- Flood zone- Flood zone 1- Low risk of flooding from rivers and seas
- Broadband- Ultrafast 1000 mbps available



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