



Smithy Cottage, Stapleton,  
Martock, Somerset, TA12 6AN

Guide Price £465,000

3 bedrooms  
Ref:EH001976



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## Overview

- A three bedroom period cottage in excellent decorative condition.
- Large stone built barn with huge potential.
- Off road parking.
- Period features throughout.
- South facing rear garden.
- Well Presented property
- Convenient access to A303
- Flagstone flooring
- Grade II Listed cottage



A delightful cottage which is well presented throughout and provides a great amount of character, with beamed ceilings, flagstone flooring and exposed stone walls. The property comes to the market with a barn which is currently used as a garage/storage area but could be converted to incorporate an annexe or as an investment income. The South facing garden is also delightful with various well stocked borders and pond making it a haven for wildlife.



### Accommodation:

A solid door with period glass above opens into:

**Entrance Hall:** A flagstone floor, stairs rise to the first floor with two understairs cupboards which provide useful storage. Doors lead off to:

**Lounge:** 12' 6" x 12' 2" (3.81m x 3.72m) A handsome room with a bay window to the front elevation, a log burning stove creates a wonderful focal point set in a fireplace with red brick backing and wooden mantel over. A cupboard to either side of the fireplace has a glass fronted display cupboard and storage under. The room also benefits from a fabulous flagstone floor and a sliding door opens into:

**Bathroom:** 8' 10" x 7' 10" (2.70m x 2.39m) A well appointed room with a cast iron roll top bath with claw and ball feet and a mixer tap with "telephone" style shower attachment. There a pedestal wash basin, a window to the side elevation, a heated towel rail and a tiled floor. Period brace and latch doors lead to the kitchen and cloakroom.

**Cloakroom:** There is one window to the side, a high level W.C, hand wash basin and tiled floor.

**Kitchen:** 12' 3" x 9' 7" (3.74m x 2.92m) A dual aspect room with windows to the side and rear, a solid fuel Rayburn that provides cooking facilities





and heating to one radiator in the master bedroom. A ceramic one and a half bowl sink with drainer to one side has a mixer tap over and storage cupboard under. There is a further range of floor standing and wall hung kitchen units above and below a solid wooden work surface with tiled splash back. Two large larder cupboards house a set of three drawers, shelving and space for an upright fridge/freezer. A part glazed door leads to the rear porch and a door leads to:

**Snug/Dining Room: 9' 10" x 7' 1" (2.99m x 2.17m)**

Located just off the kitchen, this room could be a dining room or study, it has French doors that open to the Conservatory and a door to the Hall.

**Conservatory: 9' 10" x 7' 7" (3m x 2.31m)**

Constructed with wooden framed double glazed glass units on a dwarf wall with polycarbonate roof. French doors open to the rear garden.

**Rear Porch:** The fuse board is located here, hanging space for coats and a beautifully restored wooden stable door opens to the rear garden. A covered area immediately adjacent to the property provides shelter and a door leads to the gardener's convenience.

**Gardener's W.C:** A low level W.C, a stainless steel sink unit with separate tap over and a drainer to one side.

Stairs from the Entrance Hall rise to:

**Landing:** There is a window to the rear, loft entrance hatch, storage cupboard, doors lead to:

**Bedroom 1: 16' 1" x 10' 10" (4.90m x 3.30m)**

A light filled room with two windows to the front elevation, a period fireplace creates a wonderful feature, one radiator.

**Bedroom 2 (Walkthrough): 9' 8" x 9' 0" (2.95m x 2.75m)** This room has one window to the rear which overlooks the garden and a door that leads to:



**Bedroom 3: 12' 3" x 9' 7" (3.73m x 2.93m)**

A striking room with exposed stone wall and vaulted sloped ceiling, a window to the rear and built in wardrobe that houses the hot cylinder, shelving and hanging space.

**Outside: Front:** A path leads to the front door with a flower bed to one side. **Side:** A tarmac drive to the side of the property is accessed via a pair of wooden gates, it provides off road parking, turning space and vehicular access the Barn/outbuilding. An area laid to lawn and flower beds are also located here. Stone walling comprise the boundary, the rear garden and property can be accessed via a wooden gate, further wooden fencing creates a divide between the parking area and rear garden. **Rear:** A secluded rear garden is filled with mature plants and wildlife and seamlessly divided into several areas, a shaded wildlife area with small pond, lawned area with mature plum and a secluded area with mature fig tree.

**Barn/ Outbuilding: 45' 6" x 10' 11" (13.88m x 3.33m) (Total ground floor area)** A former blacksmith, this barn still has the furnace and stone

basins in situ. Currently providing storage this building huge potential subject to necessary planning permissions.

**Garage area: 19' 11" x 10' 9" (6.08m x 3.28m)** A loft storage area above, an up and over garage door provides vehicular access to this room, flagstone floor and two windows. **Smithy Area: 25' 7" x 10' 11" (7.81m x 3.33m)**

Several windows and a cobbled floor, double height room with an impressive vaulted ceiling.

**Directions:** What3words: ///earlobes.hang.grudging

**Services:** The property is connected to mains gas, water and electricity. With drainage to a private drainage system.

**Amenities:** Martock offers an excellent range of day-to-day facilities including a selection of pubs, hotel, post office, small supermarkets, bakery and butchers. A range of health services including doctor's surgery, dentist and pharmacy together with a veterinary surgery. Excellent village hall and the Church of All Saint's. There is also excellent sporting and recreational facilities including Martock Recreational ground and all weather tennis courts. The A303 is within 1 mile and Yeovil 6 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to London Waterloo.

**VIEWINGS BY APPOINTMENT:**

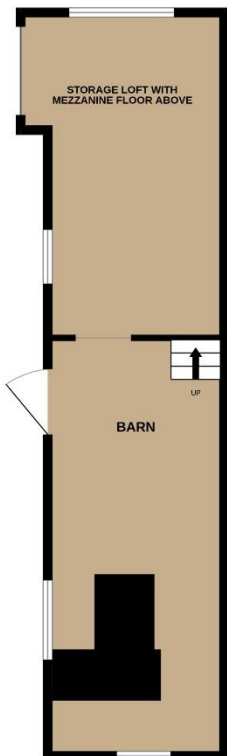
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BARN



GROUND FLOOR



1ST FLOOR



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**ENGLISH HOMES**

9 Parrett Close, Langport, Somerset, TA10 9PC  
01458 252530  
Email: [sales@english-homes.co.uk](mailto:sales@english-homes.co.uk)  
[www.english-homes.co.uk](http://www.english-homes.co.uk)

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