



£675,000

*At a glance...*



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**holland  
& odam**

Farend  
Coat  
Martock  
TA12 6AR

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)





### Directions

From Somerton, Market Place turn right into West Street.

At the fork, bear left onto Sutton Road and at the T junction turn right onto A372, then first left towards Long Sutton.

Follow this road through Long Load until the traffic lights at Stapleton Cross.

Turn right and follow the road into the village, turning right into Cripple Street and the property can be found shortly on your left hand side.

### Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

### Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

### Tenure

Freehold





## Location

Coat is a small, pretty hamlet predominantly consisting of attractive, honey coloured Hamstone houses and cottages. The hamlet lies about one mile North West of Martock, one of the most attractive villages in the area. The conservation area in Martock is centred around the magnificent parish church and there is an excellent range of facilities in the village. The larger cultural and commercial centres of Yeovil and Taunton are easily accessible by road and the quaint historic abbey town of Sherborne with its castle ruins is within easy reach. The main A303 linking London with the West Country is just a couple of miles and there are mainline railway stations at Yeovil (London Waterloo) and Castle Cary (London Paddington).

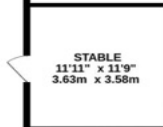
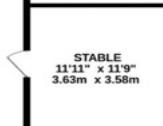
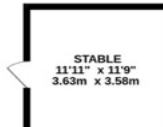
## Insight

A detached family home offering a beautiful open aspect and wonderful views across the Somerset countryside, whilst only being a short distance to village amenities in Martock or the picturesque village of Kingsbury Episcopi. The accommodation is more than flexible with two rooms downstairs currently utilised as large bedrooms (one of these used as the master bedroom) but could equally work as a separate dining room or office and the roof space has been converted and now offers three double bedrooms, with potential to add an en-suite. The spacious dual aspect living room with wood burner, snug and large kitchen/diner provide the perfect family living space. A large utility and two downstairs toilets (one bathroom and one shower room) support the practicalities of life. Outside is a large garden with an alfresco dining area, hot tub and summerhouse, currently used as an office and well insulated with light and power. There is ample parking and three cedar wood stables.

- Offering a flexible floorplan, this property can provide a family up to five bedrooms, has three receptions and two bathrooms, with potential to add an en-suite.
- The living room is dual aspect, enjoying views to the front and the garden to the rear. There is also a sizeable wood burner making this the ideal reception for those winter months.
- The kitchen is fitted with sage wall and base units under worktops, with integrated fridge-freezer and space for further appliances. One of the rooms leading off the kitchen/diner is a spacious utility with further wall and base units, storage and wash facilities.
- Downstairs there is a family bathroom, additional shower room and two staircases rising to the first floor accommodation.
- To the immediate rear of the property is the ideal space for outdoor entertaining, summerhouse with power and light and a large open lawn.
- A cedar wood stable block stands on the boundary line of the lawn and not to mention, there is plenty of off road parking for cars or a motor/caravan.



GROUND FLOOR  
2045 sq.ft. (190.0 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 2659 sq.ft. (247.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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