

A two-story stone house with a tiled roof, a driveway, and a lawn. The house is made of light-colored stone and has a dark brown tiled roof. There are several windows with white frames and diamond-patterned glass. A dark brown door is in the center. The house is surrounded by a green lawn and some shrubs. A paved driveway is visible to the left. In the background, there are other houses and a blue sky with clouds.

Symonds
& Sampson

Barton Rise
Coat, Martock

Barton Rise

Coat
Martock
TA12 6AR



- Very favoured Village Location
 - 6 Bedrooms
 - 2 Bathrooms
 - 3 Reception Rooms
 - 2 Bedroom Annexe/Lodge
- Indoor Swimming Pool Complex
 - Lovely Gardens

Guide Price £800,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

This is a remarkable opportunity to acquire a natural stone-built home offering incredibly flexible accommodation comprising: The main attached house together with a very useful two-bedroom lodge/annexe and a lovely pool complex with changing rooms and a kitchenette all within the grounds of 0.29 acres. The property benefits from coved ceilings, oil central heating, uPVC double glazing and enjoys glorious country views to the rear.

SITUATION

Coat is a small, pretty hamlet predominantly consisting of attractive, honey-coloured hamstone houses and cottages where strict planning controls have ensured that the village centre and the surrounding area, mainly used for dairy farming and fruit growing, have changed little in recent years. The hamlet lies about one mile northwest of the larger village 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 about 2½ hours) and Castle Cary (London Paddington about 95 minutes).





ACCOMMODATION

A Hamstone pillard storm porch with a uPVC double-glazed entrance door leading to the reception hall, which is a very good size having a staircase rising to the first floor.

The sitting room is dual aspect having an open fire with ham stone surround and hearth, and wooden mantle, whilst timber doors lead to the sun lounge.

This is a very good size room of uPVC double-glazed construction having French and single doors to the garden. (Please note that the vendor has informed us that this room needs a new roof).

The kitchen/breakfast room is a good size having a comprehensive range of marble effect worktops with white doors, a number of units with drawers and cupboard under and underlit wall cupboards, plumbing for dishwasher and wall tiling.

The utility room again has timber effect worktops and grey doors with stainless steel door furniture and an oil boiler. There is space for an automatic washing machine tumble dryer and American-style fridge/freezer. Also on the ground floor is a cloakroom with a white suite and a substantial dining room.

On the first floor, there is a landing with a study, a staircase rising to the second floor, four bedrooms, one with an en suite shower

room and one with a cloakroom with a white suit. There is also a family bathroom.

On the second floor is a huge kitchen/living room being dual aspects.

The kitchen area has a range of black marble effect worktops with white doors and stainless steel door furniture. There is also a double bedroom being dual aspect.

THE DETACHED LODGE is a good size having a timber entrance door to the reception hall with a hatch to the roof space. There is a large kitchen/living room with the kitchen area having marble



effect worktops with timber effect doors. Fitted appliances include a hob, hood and stainless steel oven, base units, space for washing machine and fridge, wall cupboards and oil fired boiler. There are patio doors to the front. There are two double bedrooms one with an en suite shower room and a family bathroom with a white suite.

The lodge could be used as a useful Annexe for an elderly parent/teenage son or daughter, secondary income although we do understand it can not be let for more than 12 weeks which is a condition of planning.

THE SWIMMING POOL COMPLEX comprises a substantial swimming pool which is circa 4ft deep, electric Velux windows a changing room, a shower, a separate WC and a kitchenette.

OUTSIDE

The gardens to the property back onto fields and comprise large lawns to the rear, deep stocked borders, mature trees, a patio and an oil tank.

To the front of the property is a lawned garden and tarmac parking for circa 6-8 vehicles, whilst timber gates lead to a gravelled area offering further parking if required or a useful storage space for boats, caravan etc.

DIRECTIONS

What 3 words: ///ranted.spoiler.curls

SERVICES

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

Broadband - Full fibre broadband. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://www.ofcom.org.uk>

MATERIAL INFORMATION

Council Tax Band: F
Detached Lodge: A

Flood risk: Very Low

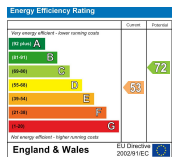
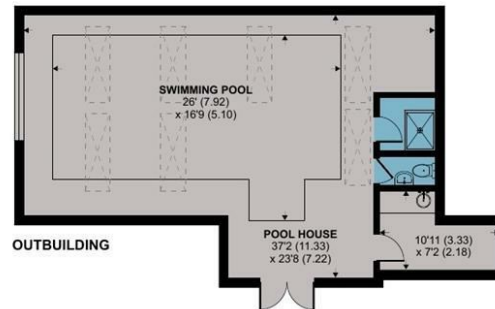
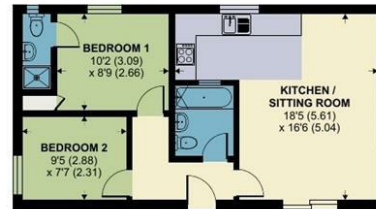
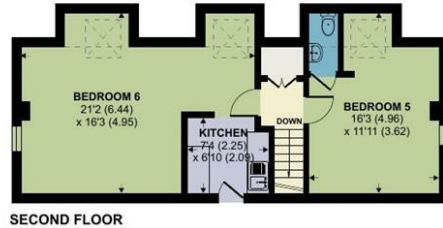
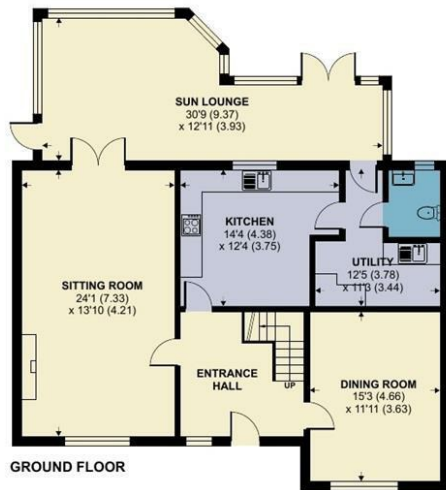
Barton Rise, Coat, Martock

Approximate Area = 2692 sq ft / 250 sq m
 Limited Use Area(s) = 53 sq ft / 4.9 sq m
 Outbuilding = 797 sq ft / 74 sq m
 Annexe = 540 sq ft / 50.2 sq m
 Total = 4082 sq ft / 379.2 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1237311



YEO/JS/05.02.2025



01935 423526

yeovil@symondsandsampson.co.uk
 Symonds & Sampson LLP
 2, Court Ash,
 Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds & Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT