



Symonds
& Sampson

Hollyhocks

19 Hurst, Martock

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Martock
TA12 6JU



- Charming Grade II Listed House
 - Full of Character & Charm
 - Sitting Room with Woodburner
- Separate Dining Room with Fireplace
 - Kitchen Breakfast Room with Aga
- 5th Bedroom/Dressing Room/Nursery
- Generous Bathroom with Separate Shower



Offers In Excess Of £415,000
Freehold

Yeovil Sales
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THE DWELLING

A charming period house built circa 1750s offering flexible accommodation full of character. The property has been lovingly renovated to provide a beautiful property with a very homely and comfortable feel.

ACCOMMODATION

The accommodation comprises a reception hall with a tiled floor, dual aspect sitting room with leaded light windows and shutters, a fireplace with a fitted wood burner, a separate dining room with a wide fireplace and fitted gas wood burner, a separate study/3rd reception room, beautifully appointed kitchen/breakfast room with tiled floor, Aga, beamed ceiling, marble work surfaces, integrated dishwasher and a doorway leading out to the garden courtyard.

On the first floor, there is a principal bedroom with a door leading out to steps onto the higher courtyard part of the garden, giving separate access to the rear of the house. From the principal bedroom, there is a door to the dressing room/nursery/5th bedroom along with a further door leading to a laundry room (which may provide en suite facilities). Further to this there are bedrooms 2,3,4, a separate WC and a very generous bathroom (with bath and separate shower). The loft has a generous boarded space running the width of the property which may offer further

potential to develop (subject to planning/building regulations).

OUTSIDE

To the front of the property is a small garden area with wrought iron fencing and a gate leading to the front door.

To the rear is an attractive brick paviour courtyard with a utility store and planted shrubs providing privacy and seclusion. There is an enclosed garden store with power, light and gas combi boiler providing hot water and central heating to the house.

The paved pathway continues to the side/rear of the property, again with planted borders and laurel hedge. The path continues to a further rear gate providing access to the DOUBLE GARAGE with two wooden double doors.

SITUATION

Martock is a pretty, thriving village with many attractive, honey-coloured Hamstone houses and cottages centred around the magnificent parish church. The village has an excellent range of facilities including a doctor's surgery, post office, hotel & pub, dentist, supermarket, newsagent, bakers and library amongst other amenities.

The larger 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, a major route linking London with the West Country is just a couple of miles away and there are mainline railway stations at Yeovil (London Waterloo about 2½ hours), Crewkerne and Castle Cary (London Paddington about 95 minutes).

The surrounding countryside is rich in recreational activities and walks, nearby is Sutton Bingham Reservoir, which hosts a range of water sports. The Jurassic coastline (Lyme Regis) lies approximately 35 minutes (23 miles) driving distance providing further recreational activities.

DIRECTIONS

What3words: divides.wrenching.develop

SERVICES

Mains water, electricity, drainage and water. Gas-fired central heating via radiators.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - Available both indoors and outside (Information from Ofcom <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band: C

Flood Risk: Very Low





Hurst, Martock

Approximate Area = 2210 sq ft / 205.3 sq m (includes garage)

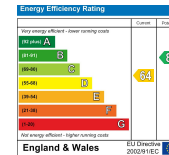
Limited Use Area(s) = 262 sq ft / 24.3 sq m

Outbuilding = 34 sq ft / 3.2 sq m

Total = 2506 sq ft / 232.8 sq m

For identification only - Not to scale

Denotes restricted
head height



YEO/SH/20.3.2025



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