



Sunnyside, The Green







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East Street, Martock, Somerset, TA12 6NF

A303 1.5 miles. South Petherton 2.5 miles. Yeovil, Crewkerne, Langport and Somerton 7 miles.

A classical Grade II Listed Georgian hamstone link-detached house tucked away within the heart of the village, with walled garden, tandem garage and workshop, along with additional parking. EPC Exempt Grade II .

- Walking distance of shops
- Kitchen and utility
- Family bathroom
- Attractive walled garden
- Freehold
- Three reception rooms
- Four double bedrooms, one with dressing room and en suite bathroom
- Attic room and storage
- Tandem garage, workshop and additional parking
- Council tax band G

Guide Price £795,000

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SITUATION

Sunnyside is situated within the heart of this popular village which is a thriving community, with a wide range of shops and businesses, including a post office, hotel, public houses, doctors and dental surgeries, pharmacy and veterinary surgery, along with a small supermarket, bakery and butcher. There is also a primary school and a wonderful church and extensive recreational ground with various clubs including all-weather tennis courts. The A303 is within 1.5 miles providing excellent road links and the M5 motorway is approximately 18 miles at Taunton. Yeovil is within 7 miles where an excellent range of shopping, recreational and scholastic facilities can be found, including a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

Sunnyside is a classical Georgian property which is Grade II listed and constructed principally of hamstone and set beneath a slate roof, which has recently been refurbished. The property is a classic four square design with pretty 16 pane sash windows, many of which enjoy wooden shutters. Light and airy rooms enjoying high ceilings. The property benefits from gas fired central heating, supplemented by a multi-fuel stove and open fireplace together with a gas fired Aga in the kitchen. There are three delightful reception rooms, together with a cross-passage hallway and cloakroom all on the ground floor. On the first floor is a spacious landing, four double bedrooms, one with a dressing room and en suite bathroom, together with a family shower room. On the second floor is a useful attic room together with additional eaves storage.

Adjoining the property is a drive leading to a tandem garage with adjoining utility and workshop. To the rear of the property is a wonderful brick walled garden. Close by can be found additional parking for two vehicles.

ACCOMMODATION

A glazed door opens into the hallway with mat well and a green baize door, leading through to the rear hallway, with attractive staircase rising to the first floor, glazed door to the garden and cloakroom with low level WC and wash hand basin. The sitting room has an open fireplace with inset multi-fuel stove with built in displays on either side and storage cupboards, large sash window to front with shutters. The dining room has an open fireplace with over-mantle, exposed floorboards, serving hatch and sash window with shutters. Study with fireplace currently sealed with over-mantle, built in bookshelves with cupboards to either side, built in cupboard and sash window with shutters to rear. Kitchen/breakfast room is well fitted comprising; two bowl single drainer sink unit with mixer tap over, adjoining tiled worktops with a range of floor and wall mounted cupboards and drawers, space for dishwasher and cooker. Recessed gas fired Aga with over-mantle for cooking purposes and hot water, together with adjoining airing cupboard, attractive quarry tiled flooring, pulley wooden drying rack, window to rear and door to garage.

Half-landing with tall arched window with shutters. Main galleried landing. Principal bedroom with sash window to front, cast iron fireplace with over-mantle, picture rail, two wall lights and archway through to the dressing room with fitted wardrobes with cupboards over and door leading to the en suite bathroom which comprises; enamelled bath with Victorian shower attachment, pedestal wash hand basin and low level WC, sash window to rear. shower room comprising; large walk-in shower, pedestal wash hand basin, low level WC, window to rear and linen cupboard. Bedroom two with sash window to rear, hamstone fireplace with inset cast iron grate. Door with staircase rising to the attic room, with roof light, exposed floorboards and access to two large attics providing storage space. Bedroom three with cast iron grate with over-mantle, sash window to front, picture rail and built in wardrobes. Bedroom four with sash window to front and fitted wardrobe.





OUTSIDE

The property is protected from the pavement with wrought iron railings with a pair of wrought iron gates, flagstone pathway leading to the front door. The front of the house is festooned with a Banksia yellow rose, together with gravelled areas on either side and attractive flower and shrub borders. To the side of the property is a driveway with a pair of electric timber doors opening into the tandem garage with space for two cars and is connected with power and light, window to side and door to garden. Utility room comprising single drainer sink with cupboards under, wall mounted gas fired boiler, space for washing machine and tumble dryer, window to side and door to workshop, with workbench, shelving and window to side.

The rear garden is bounded on three sides by brick walls, with herbaceous borders along with a flagstone sun terrace, ideal for outdoor entertaining. Cold tap and feature water pump. From here central steps, bounded by two Yew trees with central gravelled pathway, lawned gardens on either side, again with attractive flower, shrubs and a selection of trees. Towards the end of the garden, a rose arch leads through to a kitchen garden with well clipped privet hedges, rose garden, compost area, lean-to greenhouse, tool shed and summerhouse. Close by, within 20m of the property can be found two additional off road parking spaces.

VIEWINGS

Viewings strictly by appointment through the vendor's selling agent. Stags, Yeovil office, telephone 01935 475000

SERVICES

All mains services are connected.

Gas fired central heating.

Available Broadband: Standard and Ultrafast (information from Ofcom)

Available Mobile: EE, O2, Three and Vodafone (some service is limited, as per information from Ofcom)

Flood Risk Status - High for surface water and very low from rivers. (information from the Environment agency)

DIRECTIONS

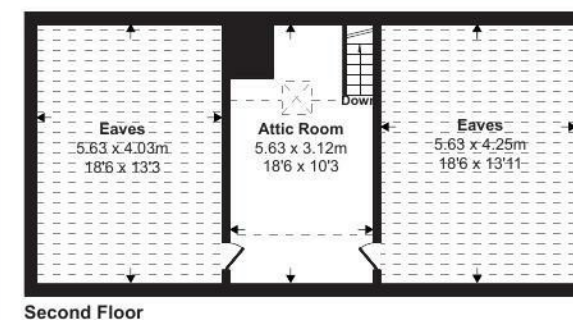
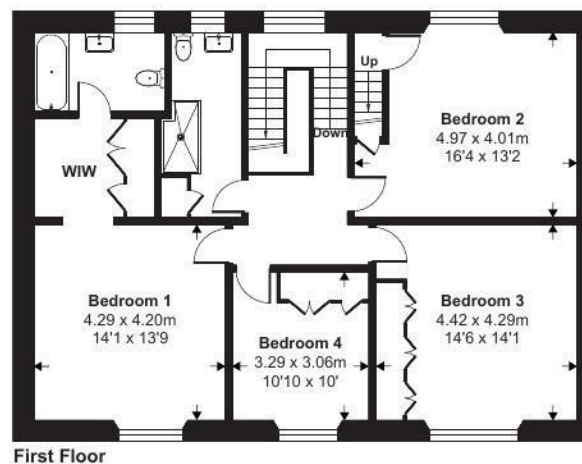
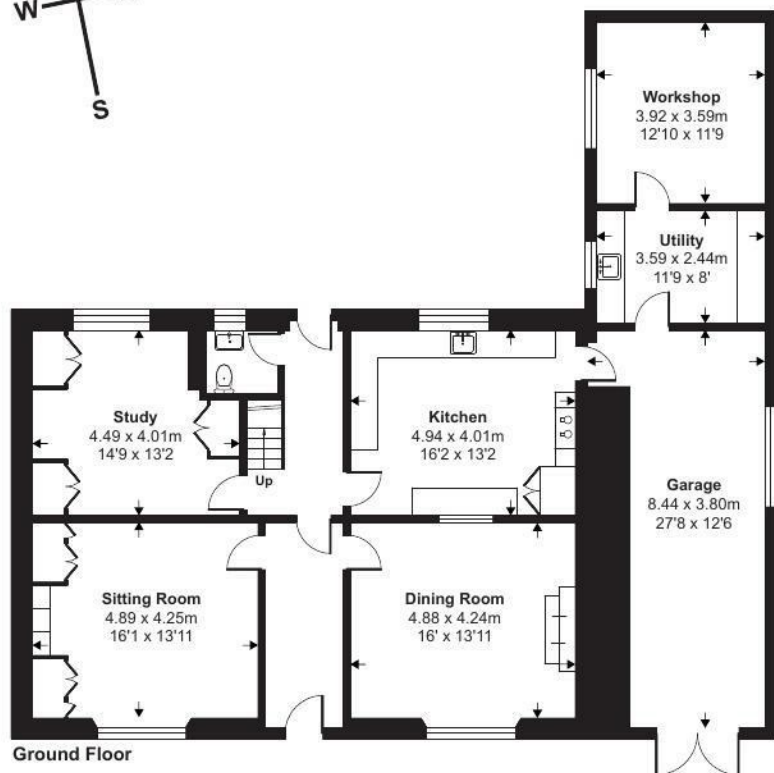
Close to the centre of the village can be found The Pinnacle where you can turn right into East Street passing The White Hart Hotel on your right hand side. After a short distance, Sunnyside will be seen on the left hand side, immediately after The Green.



Approximate Area = 2800 sq ft / 260.1 sq m
 Limited Use Area(s) = 599 sq ft / 55.6 sq m
 Total = 3399 sq ft / 315.7 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). © nichecom 2025. Produced for Stags. REF: 1234465



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