



1, Stoke Road





# 1, Stoke Road

, Martock, Somerset TA12 6AF

Village centre 0.25 miles. A303 1 mile. South Petherton 2.5 miles. Crewkerne and Somerton 7 miles.

A charming and greatly extended three bedroom terrace hamstone cottage set within delightful gardens with ample off road parking and detached double garage and workshop. EPC Band C.

- Edge of Village Location
- Two Reception Rooms
- Superb Kitchen/Dining Room
- Extensive Parking & Gardens
- Freehold
- Extended Hamstone Cottage
- Utility and Cloakroom
- Three Bedrooms and Bathroom
- Detached Double Garage and Workshop
- Council Tax Band C

Guide Price £420,000

## SITUATION

This charming cottage is situated on the southern outskirts of this popular village. The centre of the village is made up of handsome hamstone properties including the nearby church of All Saints. The village has a thriving community with a good selection of local shops and businesses including various pubs, hotel, small supermarket, bakery and butchers. A range of health services include doctors surgery, dentist and pharmacy, along with a vets, which are in walking distance. There is also excellent sporting and recreational facilities located just a short distance from the cottage, which also includes all weather tennis courts. The A303 is within 1 mile and the market towns of Somerton and Crewkerne are within 7 miles with the latter benefitting from a mainline rail link to Exeter and London Waterloo.

## DESCRIPTION

1 Stoke Road comprises a greatly extended three bedroom hamstone cottage which is contained beneath a tiled roof. The property is believed to date back to 1862 and was extended in 1999 with a two storey extension. Ten years later a superb kitchen/dining room was added. The property is light and airy and benefits from uPVC double glazed windows throughout, together with gas fired central heating. The cottage is beautifully presented and includes a great use of oak including flooring and internal doors, which all have Suffolk latches. Outside are good sized gardens and grounds with views towards the church. The cottage also benefits from extensive off road parking and a wonderful detached oak clad double garage with adjoining workshop.





**ACCOMMODATION**

Glazed composite door to the entrance lobby with tiled floor and glazed door to the entrance hall, with oak floorboards, window to side, recessed glazed display shelf and stairs rising to the first floor. Glazed door to sitting room with views from two aspects, two recessed cupboards and a recessed log burner with Portuguese limestone surround. Oak flooring and exposed beams. Under stairs cupboard and glazed door to the family room, with views from two aspects including glazed french doors to the garden. Three wall light points and attractive pine floorboards. Rear hall with limestone flooring, Velux roof light, glazed door to rear porch and useful coat and shoe cupboard. Boiler cupboard housing the Worcester gas fired boiler. Door to kitchen and further door to the utility room/cloakroom comprising single drainer stainless steel sink unit with mixer taps over, adjoining worktops with a range of floor and wall mounted cupboards. Space and plumbing for washing machine, attractive tiled flooring, window to rear, downlighters, loft access and vertical towel rail. Airing cupboard housing the hot water cylinder and doorway leading to the internal courtyard.

The kitchen/dining room has been beautifully designed with views from two aspects, together with two Velux roof lights and numerous downlighters. 1 1/2 bowl porcelain sink with mixer tap over, adjoining granite worktops with an excellent range of floor and wall mounted cupboards and drawers, space for range style cooker with stainless steel canopy hood over. Limestone flooring throughout, space and plumbing for dishwasher and ample room for fridges and freezer.

Landing with two windows to rear, trap access to roof void accessed via an aluminium loft ladder, being well insulated, part boarded and with electric light. Bedroom one with two windows to front, attractive Victorian grate and picture rails. Bedroom three with window to rear, currently being used as a dressing room, together with recessed shelving. Bedroom two with window to side and two wall light points. Bathroom comprising bath and corner shower, vanity unit with inset wash hand basin and low level WC, fully tiled floor and walls, heated towel rail and trap access to roof void.

**OUTSIDE**

The cottage is approached through a pair of 5-bar timber gates, opening onto a gravelled driveway providing ample parking and turning along with access onto a concreted wash bay with drain. Detached double garage with separate workshop, which is oak clad and contained beneath a tiled roof and is approached through a large metal up and over door and is connected with power, light and water. Adjoining workshop/store with window to rear, also connected with power and light.

To the front of the cottage is a low stone wall and fence, together with a garden laid mainly to lawn with attractive flower and shrub borders and a selection of trees including a Silver Birch, Apple and Apricot tree. To the rear of the property is a large paved sun terrace with views to the church. Adjoining summerhouse which is connected with power and light and TV aerial socket. To the rear of the cottage is a stream together with Plum tree.

**SERVICES**

Mains water and electricity are connected. Shared private drainage. Gas fired central heating. Mobile Available : THREE, VODAPHONE and O2 (ofcom)  
Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)

**VIEWINGS**

Strictly by appointment with the Vendor's selling Agents, Stags Yeovil Office. Telephone 01935 475000.

**DIRECTIONS**

From the A303 Cartgate roundabout, head west towards Exeter and after a short distance turn left immediately after the garage and at the T-junction turn left signposted Martock. On entering the village the cottage will be seen on the right hand side, just before the recreational ground.

**FLOOD RISK STATUS**

Very Low Risk of Surface Water - High risk from Rivers and Seas (environment agency)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Current

Potential

69

82

4/6 Park Road, Yeovil,  
Somerset, BA20 1DZ

yeovil@stags.co.uk

01935 475000

