



Crate Cottage





# Crate Cottage

Kingsbury Episcopi, Martock, Somerset, TA12 6AT

Martock 2.5 miles. A303 4.5 miles. Yeovil 9 miles.

A three bedroom detached stone cottage tucked away in the heart of this sought after village, with a superb open plan kitchen/family room, private cottage gardens and double carport with additional parking. EPC Band F.

- Hallway and Study
- Contemporary Kitchen/Family Room
- Three double Bedrooms
- Double Carport and Parking
- Freehold
- Sitting Room
- Cloakroom and Utility Room
- One En suite and Family Bathroom
- Attractive Cottage Gardens
- Council Tax Band E

## Guide Price £475,000

### SITUATION

Crate Cottage is tucked away, yet in the heart of this sought after village, which was voted village of the year in 2018 and in conjunction with nearby Stembridge offers local facilities including the popular village shop and community hall, recreational ground, two public houses, primary school, St. Martins Church and The Methodist Church. The active community also plays host to the well attended Kingsbury May Festival and Party By The Parrott. The village is also well placed being within easy reach of Langport, Ilminster and Yeovil, where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

### DESCRIPTION

Crate Cottage comprises a detached stone cottage and is contained beneath a tiled roof. It benefits from LPG fired central heating, together with uPVC double glazed windows and doors throughout. This is a charming cottage with a contemporary kitchen/family room, providing a kitchen with island unit and breakfast bar, with plenty of room for a dining table, sofas for a modern day living, together with adjoining utility and cloakroom along with a spacious hall, home office and sitting room all on the ground floor. On the first floor, three bedrooms, one currently used as a dressing room, one with an en suite, together with a family bathroom. Outside the cottage enjoys a large double carport with additional parking for 3-4 further cars, along with attractive cottage gardens.





**ACCOMMODATION**

UPVC door opens into a spacious hallway with coats cupboard, three wall light points, Hive thermostat and staircase rising to the first floor. Sitting room with views from two aspects, together with five wall light points. Off the hallway can be found the study, which is ideal for home working (but with no external windows). Within the heart of the house is a stunning open plan kitchen/family room which is light and airy and enjoys views from two aspects including glazed door to side and large glazed french doors with matching side screen, opening out onto the front garden. The kitchen is extensively fitted and comprises; 1 1/4 bowl single drainer sink unit with mixer tap over, excellent range of floor and wall mounted cupboards and drawers, along with a superb island unit incorporating breakfast bar and cupboards and drawers beneath. Integrated appliances include a dishwasher, gas hob with extractor hood over, together with electric double oven and grill. Utility room providing a single drainer sink with mixer tap, with adjoining worktop with cupboard under and space and plumbing for a washing machine and tumble dryer. Cloakroom with low level WC, corner wash hand basin, heated towel rail and trap access to roof void.

Landing with trap access to roof void and boiler cupboard housing the Ariston gas fired boiler. Bedroom one with sloping ceiling, window to front and door leading to the en suite shower room comprising large walk-in shower, pedestal wash hand basin, low level WC and heated towel rail. Bedroom two with sloping ceiling, window to front and fitted wardrobes. Bedroom three (currently used as a dressing room) with fitted wardrobe, sloping ceiling and window to side. Family bathroom comprising panelled bath, tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail and obscure glazed window to side.

**OUTSIDE**

The cottage is set well back from the village street with an initial shared driveway leading up to its own private gravelled driveway with large double carport and additional parking for 3-4 further cars. From here a gate leads to the side garden, with gravelled pathway leading to the front door, along with a raised sun terrace, ideal for outdoor entertaining with outside light, cold water tap and useful garden shed. The front garden is fenced and hedged and is currently laid to an artificial lawn, along with the LPG tank. At the far side of the cottage is a low maintenance garden which is walled and fenced, together with various shrubs and trees, including a fine Silver Birch. A wrought iron gate leads to a lower garden area, which is bounded by the village road, together with several shrubs and trees.

**VIEWINGS**

Strictly by appointment through the vendors selling agents. Stags, Yeovil office telephone 01935 475000.

**SERVICES**

Mains water, electricity and drainage are connected.  
LPG central heating.  
Broadband : Standard and Superfast (ofcom)  
Mobile : O2 (ofcom)  
Flood Risk Status : Very low risk (environment agency)

**DIRECTIONS**


From the direction of Yeovil take the main road towards Cartgate roundabout on the A303 and take the third exit towards Ilchester and London. After a short distance take the first exit and follow the signs up into the village of Ash. Continue through the village, passing through Highway and at Stapleton Cross, continue straight over the traffic lights into Coat. Having passed through the village and over a bridge, turn immediately right signposted Kingsbury Episcopi. On entering the village turn right and with The Wyndham Arms pub on your left, take the driveway immediately afterwards whereupon Crate Cottage will be seen on your right hand side.





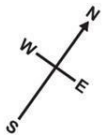
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

yeovil@stags.co.uk  
01935 475000



Approximate Area = 1480 sq ft / 137.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1281376