



Eaves

WWW.EAVESHOUSE.COM

Bucketts, 7 The Green
Martock, Somerset, TA12 6NE

OFFERS OVER: £370,000

A beautiful three bedroom Grade II listed cottage in the village of Martock. The house has been thoughtfully renovated by the current owners, whilst retaining the original features and character one would hope to find in a property of this age. To the front and rear the wildflower gardens just add the cottage's charm.

TENURE — FREEHOLD



Overview

An absolutely charming character cottage in this convenient and pretty village green location. The house offers an entrance hall, sitting room, dining room, kitchen/breakfast room, utility, bathroom, two staircases, three bedrooms and pretty front and rear gardens.

Key Features

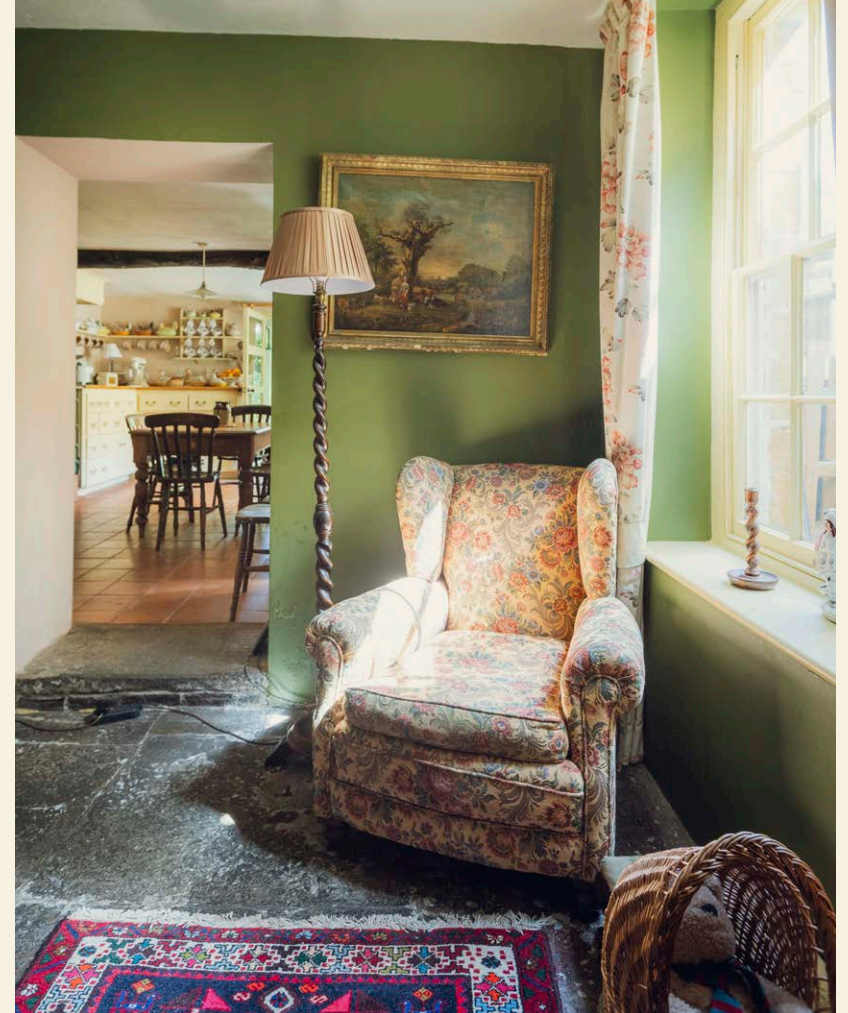
- A GRADE II LISTED CHARACTER COTTAGE
- TUCKED AWAY LOCATION
- NEAR TO AMENITIES
- KITCHEN/BREAKFAST ROOM
- SITTING ROOM
- DINING ROOM
- UTILITY
- 3 DOUBLE BEDROOMS
- BATHROOM
- PRETTY GARDENS



Immediate Area

Martock is a pretty village with excellent amenities including a doctor's surgery, dentist, veterinary surgery, a Co-Op, post office, butcher, petrol station, pubs, cafés, schools and a recreation ground. Martock has been an important Somerset settlement for centuries, receiving a market charter in the 13th century and developing into a thriving centre of trade and agriculture.

Ham Hill Country Park is just 2.5 miles away with the most beautiful walks, The Prince of Wales Pub and its recently opened visitor centre and café. Yeovil (7.5 miles) and Taunton (22 miles) have more extensive shopping and recreational facilities. Crewkerne (7.6 miles) and Castle Cary (16 miles) have mainline train services to London Waterloo and Paddington respectively. The World Heritage Jurassic Coast is about 20 miles away at West Bay or Lyme Regis.



The House

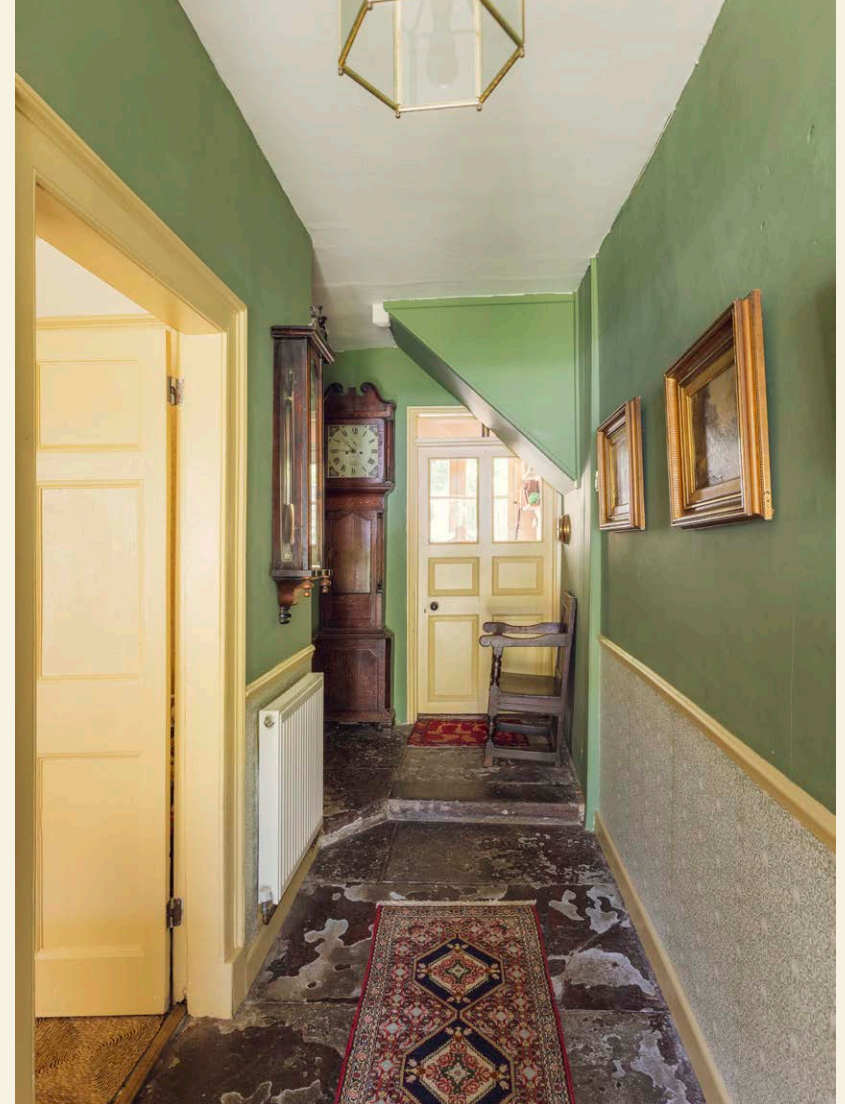
We believe the house dates to around 1840. It, and the other cottages on the green, were built for the workers from the nearby manor house. Constructed from local hamstone under a slate and tiled roof, it sits well within its surroundings of similar pretty houses.



Interior

A covered porch and solid timber front door open into the entrance hall, where original flagstones lie underfoot. From the moment you step inside, there is an immediate sense of the property's history and character and as well as its deceptive size, which is not at first apparent when looking from the outside.

To the left is the sitting room, a well-proportioned room, with a lovely view across the green to the front. These windows have their original shutters, there is a working fireplace with open fire, picture rails and dado rails.



Further along the hallway is a door to a useful rear lobby which, in turn, provides access to the garden and a bin storage area to the side of the house. There is a staircase which takes you to the two bedrooms on this side of the house and a doorway through to the dining room. Under the stairs is a good-sized cupboard for storage.



Thomas Halliday
Otherlands

The dining room is an especially cosy space with its hamstone fireplace and space for a woodburning stove, built-in bookshelves, a sash window to the side, flagstone floor and an opening through to the kitchen/breakfast room.

The kitchen is again very much in keeping with the age of the house. A Rayburn gas stove is the hub of the kitchen and also supplies the heating and hot water for the house. The kitchen is mainly solid wood fitted units with wooden worktops over. There is a fantastic walk-in pantry with its own window, a Belfast sink with wooden draining board, a double gas hob, exposed beams and tiles on the floor. There is plenty of room for a dining table in the middle making this very much a room to gather in. Here you also find the stairs up to the third bedroom at the back of the house.

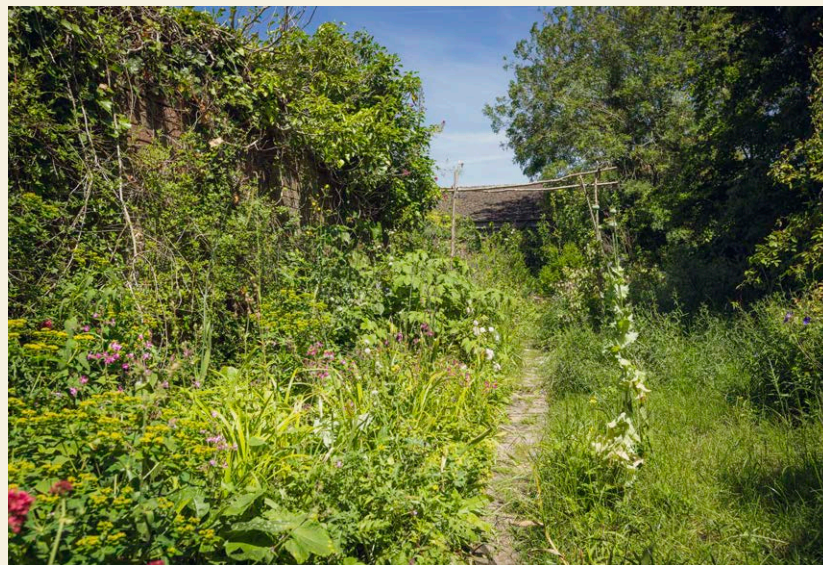


Another door, at the end of the kitchen, takes you to the utility room, with a Belfast sink and plumbing for white goods, and the family bathroom to the side. A door then takes you out to the pretty garden behind. On the first floor are the three bedrooms, two with fireplaces and all of which are good sized doubles. The main bedroom used to have shower in and we believe the plumbing is still in place should you want to explore this option.

Outside

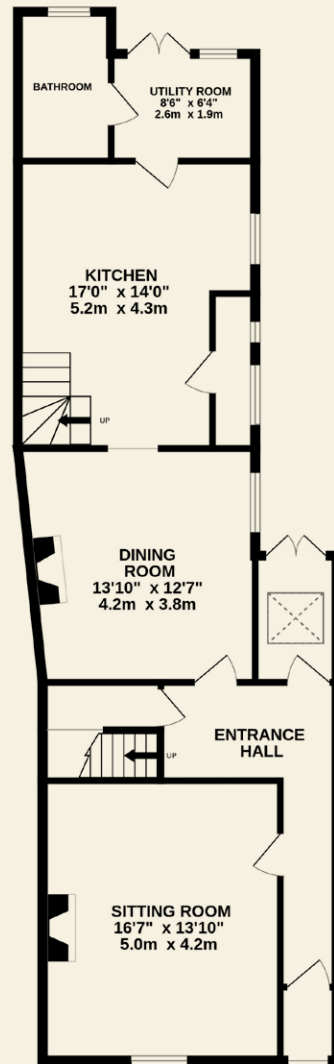
The house is set well back from the road, with an attractive outlook across the green to the front. Iron railings and a gate lead through the front garden to the covered porch and front door.

To the rear lies the main garden, a truly magical space that has been lovingly created over the years. A beautiful blend of established planting and wildflowers with fruit trees including apple and plum sitting alongside rambling roses and hollyhocks. There is also a small pond, a patio ideal for outdoor dining and a chicken run tucked away in the far corner. Enclosed by walls on two sides, the garden enjoys a wonderfully private and peaceful atmosphere.



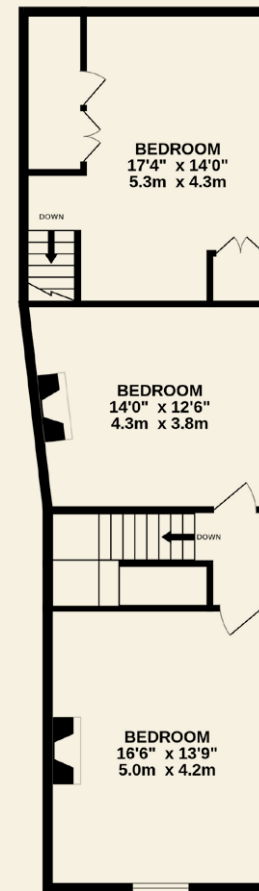
GROUND FLOOR

906 SQ. FT. / 84.2 SQ.M. APPROX



1ST FLOOR

718 SQ. FT. / 66.7 SQ.M. APPROX



TOTAL FLOOR AREA

1625 SQ. FT. / 151.0 SQ.M. APPROX

Floorplans



Directions

Come off the A303 signposted Martock. Continue along Stoke Road and turn right at the mini roundabout. Continue along this road and then turn right onto East St. The cottage can be found on the left hand side behind the telephone box and green.

WHAT 3 WORDS ///AIRBRUSH.TELEPHONE.RELISHING

Services

Mains gas, electricity, water and drainage.

Local Authority

Somerset Council – Band D

Eaves Notes

There is a small flying freehold, above the entrance hall, which is the neighbour's landing. There is also one off-street parking space that has been used by the house historically but is not on the deeds.

Eaves

WWW.EAVESHOUSE.COM

Contact Us

01935 571049

INFO@EAVESHOUSE.COM

FOLLOW:

@EAVES.HOUSE

OUR HOURS

MON — FRI:

09:00AM TO 5:30PM

SATURDAY:

09:00AM TO 1.00PM

SUNDAY:

BY APPOINTMENT

Viewings strictly
by appointment only.

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. April 2026.

