



FOR SALE

Folly Road, Martock, TA12 6BH

£775,000



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Substantial single-storey village home extending to almost 2,000 sq ft. Beautifully presented blending modern and traditional, established mature gardens amounting to 1/3 of an acre, private gated setting and the ability to move straight into a settled home. Exclusively available through Orchards Estates. Privately positioned within the much-loved village of Kingsbury Episcopi, near Martock, this beautifully presented four-bedroom family home offers an appealing combination of space, comfort and easy-going village living. Renovated throughout by the current owners, the property is presented to an excellent standard and offers generously sized, flexible accommodation that works equally well for family life, working from home or simply having plenty of space to enjoy. One of the home's standout features is its exceptional wraparound garden. Private and beautifully established, amounting to approximately 1/3 of an acre, it provides a fantastic outdoor space for children to play, entertaining friends and family, or simply enjoying the peace and privacy that this lovely setting provides. The property offers the rare opportunity to enjoy single-storey living without compromising on space, making it a particularly versatile home for today's lifestyle. Set within this desirable Somerset village, the house combines a wonderfully private setting with the sense of community and character that makes Kingsbury Episcopi such an appealing place to live. A home with space, privacy and plenty of potential for family life - early viewing is highly recommended.



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LOCATION

Kingsbury Episcopi is a highly regarded Somerset village, celebrated for its attractive period homes, thriving community, and picturesque rural surroundings. The village offers an excellent range of amenities including a well-regarded primary school, village shop, public house, church, recreation ground, and a variety of local clubs and societies, making it a popular choice for families and retirees alike. Surrounded by beautiful countryside and enjoying easy access to the nearby market towns of Langport, Ilminster, and Yeovil, Kingsbury Episcopi combines the charm of village living with everyday convenience. Rich in history and character, and home to the iconic Kingsbury church tower, affectionately known as "The Lantern of the Moors", the village remains one of South Somerset's most sought-after locations.

Approach

Approached through impressive double gates, the property immediately reveals its private and secluded character, creating a wonderful sense of arrival. A generous driveway provides ample off-road parking, complemented by a good-sized double garage discreetly positioned to the side. Stepping inside, a welcoming and spacious entrance hall sets the tone for the home, leading naturally into the principal living spaces. Filled with natural light and offering an immediate feeling of space, the accommodation is beautifully proportioned, thoughtfully arranged and effortlessly inviting - a home that feels special from the moment you walk through the door.

The Heart of the Home

The exceptionally spacious kitchen/dining room is undoubtedly the heart of this home, a beautifully appointed and sociable space designed for both everyday family life and effortless entertaining. A comprehensive range of wall and base units is complemented by a substantial central island with breakfast bar, creating a natural focal point for the room

with stunning granite worktops throughout. Well equipped with an AEG five zone induction hob, stacked multifunction AEG ovens and sink with drainer and filter tap, there is also generous provision for a large American-style fridge/freezer. With lovely views across the rear garden, this is a room where family and friends will naturally gather, from relaxed breakfasts to long, sociable evenings. The generous sitting room provides a wonderfully warm and inviting retreat, centred around a charming Woodwarm log-burning stove that adds both character and atmosphere. Double doors open directly into the kitchen/dining room, creating a fantastic sense of connection between the two principal living spaces and allowing the home to flow effortlessly from relaxed family time to entertaining. A spacious inner hallway leads to the four bedrooms, family bathroom, en-suite shower room, separate WC and utility room. The impressive principal bedroom offers a peaceful and generously proportioned retreat, complete with shaker wood panelling, built-in wardrobes and a stylish en-suite shower room featuring a large walk-in rainfall shower, WC and wash basin with vanity unit. The second bedroom also benefits from built-in wardrobes, while the two further double bedrooms provide excellent flexibility for modern living, ideal for children, guests, a nursery or a dedicated home office. The beautifully appointed family bathroom provides a real sense of comfort, luxury and space, featuring another large walk-in rainfall shower enclosure alongside a separate, generously sized bath, WC and wash basin with floating vanity unit and separate cupboard. Contemporary fittings, generous proportions and a calm, stylish feel make this a lovely space in which to start and end the day.

Outdoor Living & Entertaining

The gardens are truly one of this property's defining features, creating an exceptional private haven and a wonderful extension of the home. Beautifully landscaped and meticulously maintained, the wraparound garden offers an impressive variety of spaces, thoughtfully designed for both family life and entertaining. Expansive areas of lawn provide plenty of room to play, while a generous patio



creates the perfect setting for summer lunches, evening drinks and entertaining friends and family. A dedicated children's play area, Eden greenhouse, three sheds and a substantial summerhouse add further versatility, making this a garden that is as practical as it is beautiful. Whether it's coffee in the morning sunshine, children playing safely outdoors, relaxed summer gatherings or simply enjoying a quiet moment surrounded by greenery, this exceptional garden offers space to live, unwind and entertain. Private, beautifully presented and wonderfully versatile, it is a garden that truly elevates this already impressive home.

Material Information

- Freehold
- Built c.1991
- EPC- TBA
- Council Tax Band - F
- Services - Mains water, drainage and electric
- Double glazing Garage and Parking Loft - with loft ladder, boarded with lighting
- Flood Zone - 1 low risk of flooding from rivers and sea (Gov.uk)
- Broadband - Superfast 80mbps (Ofcom Broadband Checker)



Floor 1 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

184.7 m²
1990 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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