

Barton Rise

Coat, Martock

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Coat
Martock
TA12 6AR

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- Very favoured Village Location
- 2 Bedroom Annexe/Lodge
- Indoor Swimming Pool Complex
- 6 Bedrooms, 2 Bathrooms, 3 Reception Rooms
- Lovely Gardens
- Quiet village location

Guide Price £725,000
Freehold

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THE DWELLING

This is a remarkable opportunity to acquire a natural stone-built home offering incredibly flexible accommodation comprising: The main attached house, together with a very useful two-bedroom lodge/annexe and a lovely pool complex with changing rooms and a kitchenette, all within the grounds of 0.29 acres.

The property benefits from coved ceilings, oil central heating, uPVC double glazing and enjoys glorious country views to the rear.

The property enjoys delightful open outlooks across the surrounding Somerset countryside, with far-reaching views that change beautifully with the seasons. From the upper floors, you can see gentle rolling fields and distant tree-lined hills, creating a real sense of space and tranquillity. To the rear, the garden benefits from a private, elevated aspect, offering glimpses of open farmland and evening sunsets.

DIRECTIONS

What 3 words: ///ranted.spoiler.curls

SERVICES

Mains water, electricity and drainage. Oil-fired central heating.

Broadband - Wessex Internet | Full Fibre Broadband | Ultrafast Internet | FTTP

Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. https://www.ofcom.org.uk























MATERIAL INFORMATION

Council Tax Band: F
Detached Lodge: A

Flood risk: Very Low

ACCOMMODATION

A Hamstone pillared storm porch with a uPVC double-glazed entrance door leading to the reception hall, which is a very good size, having a staircase rising to the first floor.

The sitting room is dual aspect, having an open fire with ham stone surround and hearth, and a wooden mantle, whilst timber doors lead to the sun lounge.

This is a very good size room of uPVC double-glazed construction having French and single doors to the garden.

The kitchen/breakfast room is a good size, having a comprehensive range of marble effect worktops with white doors, a number of units with drawers and cupboard under and underlit wall cupboards, plumbing for a dishwasher and wall tiling.

The utility room again has timber effect worktops and grey doors with stainless steel door furniture and an oil boiler. There is space for an automatic washing machine tumble dryer and American-style fridger/freezer. Also on the ground floor is a cloakroom with a white suite and a substantial dining room.

On the first floor, there is a landing with a study, a staircase rising to the second floor, four bedrooms, one with an en suite shower room and one with a cloakroom with a white suit. There is also a family bathroom.

On the second floor is a huge kitchen/living room being dual aspects.

The kitchen area has a range of black marble effect worktops with white doors and stainless steel door furniture. There is also a double bedroom being dual aspect.

THE DETACHED LODGE is a good size, having recently been renovated with new carpets and a new entrance door to the reception hall with a hatch to the roof space. There is a large kitchen/living room







with the kitchen area having marble effect worktops with timber-effect doors. Fitted appliances include a hob, hood and stainless steel oven, base units, space for a washing machine and fridge, wall cupboards and oil fired boiler. There are patio doors to the front. There are two double bedrooms, one with an en suite shower room and a family bathroom with a pale pink suite.

The lodge could be used as a useful Annexe for an elderly parent/teenage son, or daughter, secondary income, although we do understand it can not be let for more than 12 weeks, which is a condition of planning.

THE SWIMMING POOL COMPLEX comprises a substantial swimming pool which is circa 4ft deep, electric Velux windows a changing room, a shower, a separate WC and a kitchenette.

OUTSIDE

The main rear gardens to the property are a real delight and back onto fields, providing a pleasant outloo,k particularly from the first floor. The garden comprises large well kept lawns, deep stocked borders, mature trees and a paved terrace/patio.

The front of the property is very well screened from the very quiet road through this favoured village together with a lawned garden and tarmac parking for circa 6-8 vehicles. Timber gates lead to a gravelled area offering further parking if required or a useful storage space for boats, caravan etc.

SITUATION

The sought after and very pretty village of Coat lies close to the well served village of Martock. Coat is well known for a predominance of pretty Hamstone dwellings and provides one of Somerset's most appealing street scenes when driven through. Within a couple of minutes drive is Martock which is a large village containing an enviable range of amenities and facilities including independent retailers, butcher, bakery, chemist, doctor and dentist surgeries, a vet, library and primary school to name but a few.

The larger commercial town of Yeovil is some 8 miles distant, featuring two train stations, one on the Bristol to Weymouth line and the other providing a direct service into London Waterloo.

Coat is also well placed for quick access to the A303 trunk road that allows for main road links both east and west.

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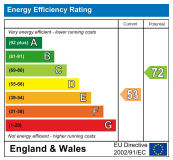
Approximate Area = 2692 sq ft / 250 sq m
Limited Use Area(s) = 53 sq ft / 4.9 sq m
Outbuilding = 797 sq ft / 74 sq m
Annexe = 540 sq ft / 50.2 sq m
Total = 4082 sq ft / 379.2 sq m
For identification only - Not to scale

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 Symonds & Sampson. REF: 1237311

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