



The Laurels



The Laurels, Martock Road

Long Load, Langport, Somerset, TA10 9LD

Martock 2 miles. A303 3.5 miles. Langport and Somerton 5 miles.

A greatly extended four bedroom detached character property, situated on the edge of this popular village and set within attractive gardens with outstanding views, together with a home office and studio. EPC Band D

- No Onward Chain
- Kitchen, Utility/Shower room
- One En Suite and Family Shower Room
- Delightful gardens with far distant views
- Freehold
- Three Reception Rooms
- Four Bedrooms
- In-Out Driveway
- Home Office, Workshop and Studio
- Council Tax Band D

Guide Price £599,995

SITUATION

The Laurels is situated in the charming village of Long Load, ideally positioned between Long Sutton and Martock. Long Sutton offers a wealth of local amenities including a historic church, hotel and restaurant, and a well-regarded golf course. Martock provides an excellent range of everyday facilities including shops, services, and schooling. The larger market towns of Langport and Somerton are both within approximately 5 miles, while Yeovil is just 8.5 miles away, offering a comprehensive selection of shopping, leisure, and educational facilities. Yeovil also benefits from a mainline railway station, providing convenient connections to Exeter and London Waterloo.

DESCRIPTION

The Laurels centres around an extended four-bedroom detached stone cottage, constructed in part from attractive hamstone and blue lias beneath a tiled roof. The property benefits from all mains services, together with gas-fired central heating and uPVC double-glazed windows throughout.

In recent years, the cottage has been thoughtfully extended to create a superb family room, with a principal bedroom suite above complete with en suite facilities. Both of these rooms enjoy far-reaching, uninterrupted views over the surrounding countryside.

The accommodation is well-proportioned and highly versatile. The ground floor comprises three reception rooms, a kitchen and utility/shower room. On the first floor, there are four bedrooms, including the principal bedroom with en suite, along with a well-appointed family shower room. Outside, the property is approached via an in-and-out driveway providing ample parking. There is also a workshop with an adjoining studio, offering excellent potential for a variety of uses. To the rear, the delightful gardens provide a perfect setting for outdoor enjoyment, complemented by an insulated home office—ideal for modern working requirements.



ACCOMMODATION

A hamstone canopy porch leads to a glazed entrance door opening into the welcoming entrance hall, featuring tiled flooring and stairs rising to the first floor, with a useful cupboard beneath. The sitting room enjoys a charming hamstone fireplace with an inset gas stove set on a flagstone hearth with a wooden overmantle. There is a window seat to the front and a glazed door to the side. The lounge offers a cosy retreat, centred around a recessed tiled fireplace with an inset Efel log burner, set beneath a brick arch on a flagstone hearth. A window faces the front aspect, and there is a useful storage cupboard along with a door leading to the kitchen. The kitchen is well-appointed, comprising a sink with mixer tap and adjoining granite drainer and worktops. There is an excellent range of floor and wall-mounted cupboards and drawers, along with a Siemens induction hob with extractor hood over, an electric oven and grill, and space for a dishwasher. The kitchen has tiled flooring and a glazed stable door opening into a glazed passageway, which provides access to both the front and rear of the property. From here, a glazed door leads into the studio, which is insulated and equipped with power and lighting, and benefits from a window overlooking the rear garden. Leading off the kitchen is the impressive family room, which enjoys an abundance of natural light from three aspects. There is a glazed door to the side and glazed French doors opening directly onto the garden, along with tiled flooring. A further door leads to the utility/shower room, fitted with a wooden worktop with space for a washing machine and tumble dryer beneath, a low-level WC, wash hand basin, and a large walk-in shower. This room also features tiled flooring, two windows, and a wall-mounted Glow-worm gas-fired boiler.

From the landing, doors lead to four bedrooms. Bedroom Two benefits from a front-facing window and a feature cast iron fireplace. Bedroom Four, currently used as a home office, also enjoys wonderful views to the front. Bedroom Three has a front aspect and includes an airing cupboard housing the hot water cylinder. The family shower room comprises a shower cubicle, vanity unit, low-level WC, heated towel rail, eaves storage, and a distinctive glass brick window. The principal bedroom (Bedroom One) enjoys delightful views over the garden and surrounding countryside and offers access via a trap to the roof void. The adjoining en suite bathroom includes a corner bath with shower over, pedestal wash hand basin, low-level WC, and a side-facing window.

OUTSIDE

The property is approached via an in-and-out gravelled driveway, enclosed by an attractive stone wall and accessed through two five-bar wooden gates. This provides ample parking and turning space for approximately six vehicles. To the southern side of the property is the former garage, now thoughtfully divided to create a workshop to the front, accessed via double timber doors and fitted with power and lighting. The rear section has been converted into the studio room, offering a versatile space suitable for a variety of uses. On the opposite side of the property, a gateway leads through to the rear garden, where there is a courtesy light, outside tap, and external power sockets. The rear garden is predominantly laid to lawn and is beautifully complemented by well-stocked flower and shrub borders. There is also a productive vegetable area with raspberry canes, along with a fine selection of mature trees and a charming wildlife pond. The gardens enjoy a high degree of privacy, being fully enclosed and backing onto open fields.

Within the grounds is a useful range of outbuildings, including an insulated home office with power and lighting, accessed via a glazed door and benefiting from windows on three aspects—ideal for modern home working. There is also an attractive pergola adorned with climbing plants, together with three practical garden sheds. In total, the grounds extend to approximately 0.34 acres.

SERVICES

All mains services are connected
Gas fired central heating
Broadband : Standard and Ultrafast (Ofcom)
Mobile Coverage : Three, O2, EE and Vodafone (Ofcom - good outdoor service)
Flood risk status : Very low risk (environment agency)

VIEWINGS

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

DIRECTIONS

What3words:///feasting.scouts.crunches



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.



Approximate Area = 1547 sq ft / 143.7 sq m (excludes lean to)
 Outbuildings = 223 sq ft / 20.7 sq m
 Total = 1770 sq ft / 164.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
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			
England & Wales		67	80
EU Directive 2002/91/EC			

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