

Symonds  
& Sampson



Cross Farm  
Stapleton, Martock, Somerset

# Cross Farm

Stapleton  
Martock  
Somerset  
TA12 6AN



- Charming period former farmhouse
  - Double garage
    - Parking
  - Character features
    - Village location
    - Grade II Listed
      - Fireplaces
    - Flagstone floors
  - Lovely mature south facing gardens
    - Detached summer house/studio

Guide Price **£550,000**

Freehold

Yeovil Sales  
01935 423526  
[yeovil@symondsandsampson.co.uk](mailto:yeovil@symondsandsampson.co.uk)



## THE DWELLING

Nestled in the charming village of Stapleton, Martock, this delightful period Grade II Listed 4 bedroom 3 reception room former farmhouse offers a perfect blend of traditional character and modern living. Spanning an impressive 1,848 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The four well-appointed bedrooms ensure that there is plenty of room for family and guests alike, while the two bathrooms add convenience to daily routines.

The farmhouse's period features are sure to captivate those who appreciate the charm of historical architecture, making it a unique and inviting home. The generous parking space for up to five vehicles is a rare find, offering practicality for families or those who enjoy hosting visitors.

## ACCOMMODATION

The accommodation comprises of lovely reception hall together with an additional inner lobby both with flagstone floors, sitting room with fireplace and fitted woodburner, a separate dining room again with a fireplace, kitchen/breakfast room with flagstone floors, very much fitted as a country style kitchen, The kitchen benefiting from a gas-cooker range, integrated dishwasher, fridge and freezer and access to a fabulous garden room with a high vaulted ceiling and views out to the rear garden. On the first floor, there is a generous galleried landing, 4 bedrooms, a family bathroom and a separate shower room.





## OUTSIDE

To the front of the property is a driveway and wooden 5-bar gates providing access to the parking/turning area. Further to this is a DETACHED DOUBLE GARAGE with an electric up and over door, power and light.

The main garden is south-facing and is planted with an array of mature shrubs, bushes, and specimen plants, together with a lawned area. To one nook is a lovely terrace/patio area and pergola, which provides total privacy and seclusion looking over the garden. Further to this is a

detached timber summerhouse currently used as a painting studio. A pathway leads around to a further side garden area, which is laid to gravel, a pond and planted shrubs/bushes and trees.

## SITUATION

Stapleton Cross is a small hamlet lying approximately 1 mile from Martock, and Cross Farm is positioned to take advantage of road links without compromising the peace and quiet you would yearn for in such a location. Martock is a pretty, thriving village with many attractive,

honey-coloured Hamstone houses and cottages centred around the magnificent parish church. The village has an excellent range of facilities including a doctor's surgery, post office, hotel & pub, dentist, supermarket, newsagent, bakers and library, amongst other amenities.

The larger and commercial centres of Yeovil and Taunton are easily accessible by road, and the quaint historic Abbey town of Sherborne, with its castle ruins, is within easy reach.



The main A303, a major route linking London with the West Country, is just a couple of miles away, and there are mainline railway stations at Yeovil (London Waterloo about 2½ hours), Crewkerne and Castle Cary (London Paddington about 95 minutes).

The surrounding countryside is rich in recreational activities and walks. Nearby is Sutton Bingham Reservoir, which hosts a range of water sports. The Jurassic coastline (Lyme Regis) lies approximately 35 minutes (23 miles) driving distance, providing further recreational activities.

## DIRECTIONS

What 3 words: ///tangling.tables.shrubbery

## SERVICES

Mains electricity, water, gas and drainage. Gas-fired central heating via radiators.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

## MATERIAL INFORMATION

Council Tax Band: F

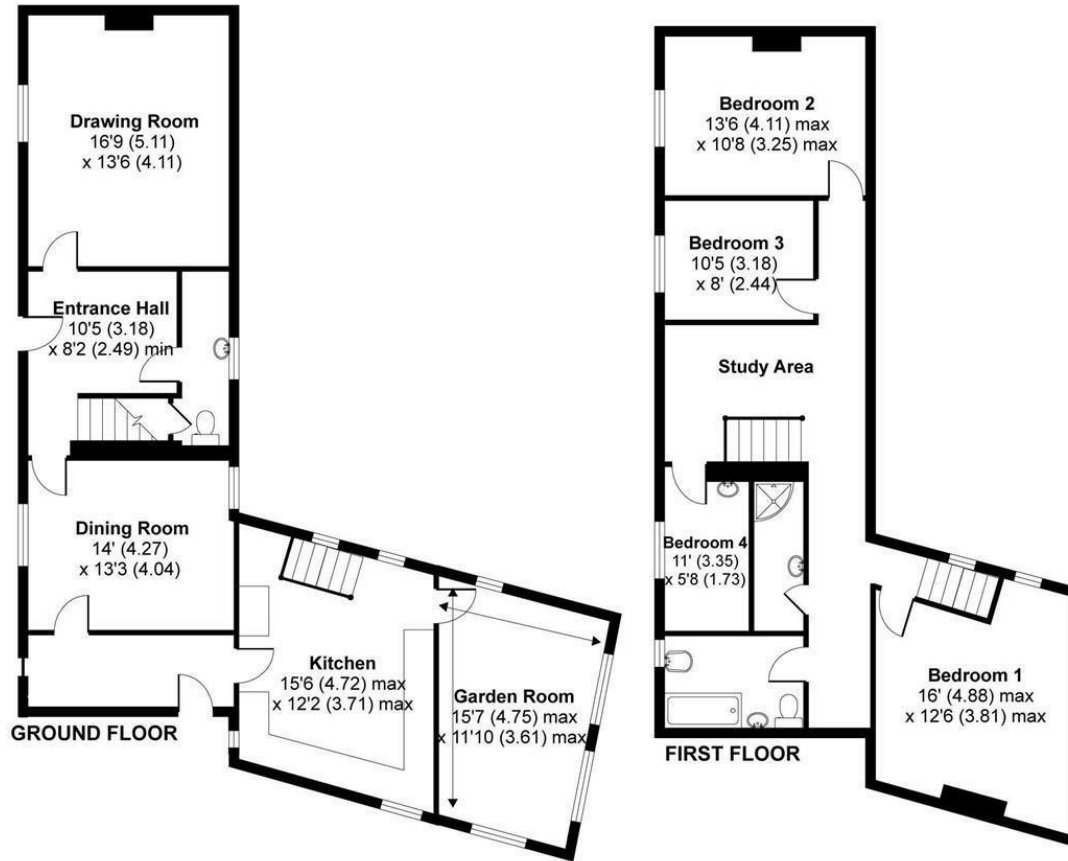
Flood Risk: Very Low

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			79
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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APPROX. GROSS INTERNAL FLOOR AREA 1848 SQFT / 171.6 SQM



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01935 423526

yeovil@symondsandsampson.co.uk  
Symonds & Sampson LLP  
2, Court Ash,  
Yeovil, Somerset BA20 1HG



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