



FOR SALE

Hurst, Martock, TA12 6JU
£450,000



Full video walk - through

 **ORCHARDS**
ESTATES

Absolutely stunning four bedroom character cottage situated in the lovely hamlet of Hurst within easy reach of the amenities of Martock. Bursting with character features to include wooden beams, log burners, exposed Hamstone walls and a glass covered well. The beautifully presented accommodation comprises spacious living room, generous kitchen/diner, additional reception room/study, separate utility room and cloakroom. Upstairs are four bedrooms, a family bathroom and an additional upstairs cloakroom. To the side of the property is a gravelled area providing off road parking for several cars leading to a garage and a private enclosed garden with summerhouse.

£450,000



LOCATION

The property is situated in the sought after hamlet of Hurst within easy reach of the small country town of Martock which is situated in attractive surrounding countryside and offers a wide range of amenities including a variety of shops, post office, inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages. The town contains a number of interesting character properties and buildings of historic interest. Yeovil lies approximately 8 miles distance (main line station to Waterloo), Crewkerne 8 miles, with Waitrose supermarket. The A303 lies approximately 1 mile away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

Living Room - 14' 7" x 11' 9" (4.450m x 3.594m)

Door to front, front aspect window with window seat, feature inglenook Hamstone fireplace with inset wood burner, built in shelving and cupboard, wall lights, radiator, exposed wooden beams and laid to carpet.

Reception Room Two/Study - 11' 5" x 10' 11" (3.484m x 3.315m)

Front aspect window with window seat, feature Hamstone fireplace with inset wood burner, wall lights, radiator, exposed feature walls and exposed beams.

Inner Hall

Slate style tiled flooring, door to utility room, wall lights and radiator.

Utility Room - 12' 0" x 8' 4" (3.657m x 2.538m)

Side aspect window, slate style tiled flooring, space for fridge/freezer, wall lights and radiator.

Cloakroom - 4' 6" x 4' 7" (1.36m x 1.39m)

Storage cupboard, wash hand basin, WC, extractor fan and slate style tiled flooring.

Kitchen/Diner - 24' 1" x 14' 10" (7.342m x 4.531m)

Side and rear aspect windows, fitted kitchen comprising a range of wall and base units with granite work tops over, island unit with granite work top and cupboards under, butler style sink, space for range cooker, cooker hood, plumbing for washing machine, tiled splash backs and slate style tiled flooring. Dining area with rear aspect window and doors opening to the garden, slate style tiled flooring, radiator, high ceilings with glass roofing, stairs to first floor. At the foot of the stairs is a glass covered well which provides a nice alternative feature within inset lighting.

Landing

Stairs from the ground floor and doors to:

Bedroom One - 14' 10" x 10' 5" (4.532m x 3.179m)

Side and rear aspect double glazed windows, double built in wardrobe with walkway leading to cupboard housing boiler, laid to carpet, wall lights, radiator and door to 'Jack and Jill' bathroom.

Jack & Jill Bathroom - 9' 4" x 7' 6" (2.85m x 2.29m)

Featuring a high ceiling with exposed beams and stonework, freestanding claw foot roll top bath, separate double shower cubicle, vanity wash hand basin, WC, extractor fan, heated towel rail, vinyl flooring and local tiling to shower.

Bedroom Two - 14' 6" x 10' 8" (4.423m x 3.241m)

Front aspect window, access to loft, laid to carpet and radiator.



Bedroom Three - 10' 11" x 8' 8" (3.337m x 2.654m)
Front aspect window, triple built in wardrobe, loft access, laid to carpet and radiator.

Bedroom Four - 9' 0" x 8' 2" (2.741m x 2.498m)
Two rear aspect windows, alcove with shelving, laid to carpet and radiator.

First Floor WC
Sliding door, pedestal wash hand basin, WC, vinyl flooring and tiled splash back.

Garage
Up and over door, windows to side, power and lighting.

Parking
Gravelled driveway providing off road parking for several cars with gated access to garage and rear garden.

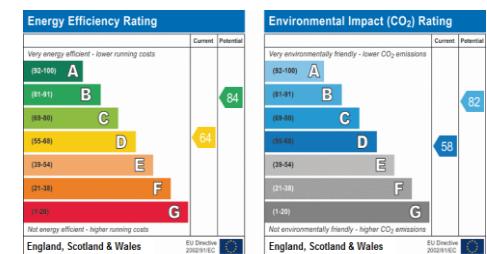
Rear Garden
Initial patio area with outside tap and lighting with steps to both sides. One set of steps lead to a lawned garden with mature tree and planted borders of mature plants. This in turn leads to a decked area with summerhouse and vegetable patch. The other steps from the patio lead to the garage and gravelled driveway. The garden is fully enclosed with gated access.

Agents Note

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

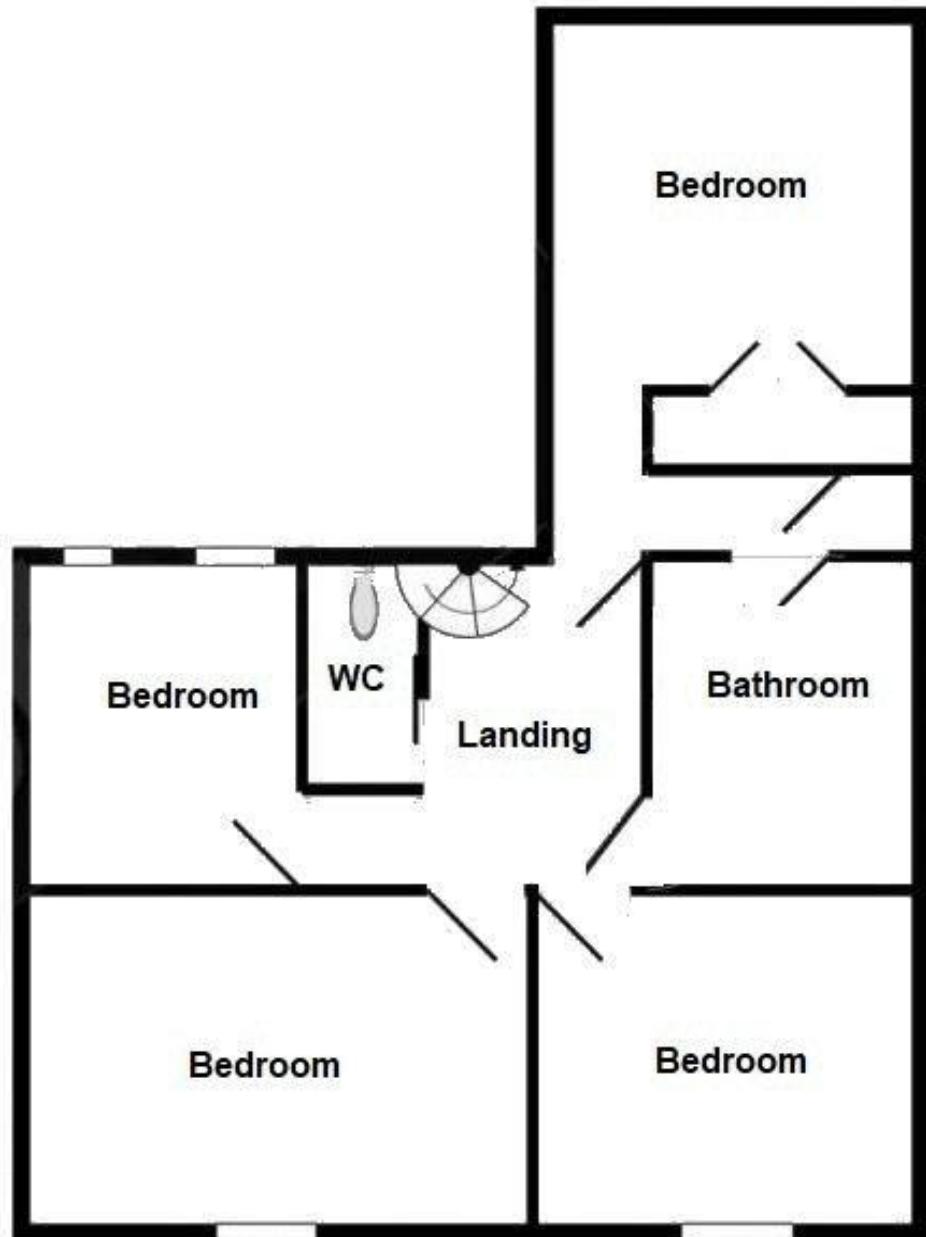
Additional Information

The property is understood to have been originally built in 1760 and is believed to have been part of the estate of the quarry owners of Ham Hill at the time.



Directions

When coming to the end of Stoke Road, turn left and follow the road around the bend. Continue along this road where the property can be found on the left hand side.



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.