



The Barn



The Barn Foldhill Lane

, Martock, Somerset, TA12 6PQ

Martock Village Centre ½ mile. A303 1 mile. Yeovil 7 miles.

A rare opportunity to purchase a charming and individual two-bedroom detached barn conversion, enjoying a superb rural yet accessible setting, set within approximately 2.29 acres of gardens and paddock. No onward chain. EPC Rating: D.

- Situated on the edge of this popular village
- Sympathetic Barn Conversion
- Two Bedrooms and Bathroom
- Paddock and Gardens
- Freehold
- Charming countryside views towards Ham Hill
- Open plan Living/Kitchen/Dining Room
- Electric Gates and Ample Parking
- In all approximately 2.29 acres
- Council Tax Band A

Guide Price £550,000

DIRECTIONS

From Yeovil take the A3088 towards the A303 and at Cartgate Roundabout head east towards London. After a short distance take the first turning left signposted Ash, then immediately left towards Martock. Carry along Foldhill Lane for approximately 1 mile whereupon The Barn will be seen on the left hand side clearly identified by our For Sale board.

What3words///smart.searching.formless

VIEWINGS

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

SITUATION

The Barn enjoys a delightful rural yet highly convenient position on the south-eastern outskirts of Martock, benefiting from stunning southerly views extending towards the iconic Ham Hill.

The thriving village of Martock lies within approximately half a mile and offers an excellent range of everyday amenities. These include a selection of characterful pubs, a hotel, post office, small supermarket and bakery.

The village is also well served by essential services, including a doctor's surgery, dentist, pharmacy, and veterinary practice. Community life is supported by an excellent village hall and the historic Church of All Saints.

For leisure and recreation, Martock provides a variety of facilities, including a well-maintained recreational ground and all-weather tennis courts. Transport links are particularly strong, with the A303 located within one mile, providing easy access to the wider road network. The nearby town of Yeovil, just 6 miles away, offers an extensive range of shopping, educational, and recreational facilities, along with a mainline railway station offering direct services to London Waterloo.



DESCRIPTION

The Barn is an attractive and well-presented property constructed principally of block with external insulation and timber cladding, all set beneath a slate-style roof. The property is approached via electric gates and sits within gardens and grounds extending to approximately 2.29 acres, offering both privacy and a wonderful rural setting.

The accommodation benefits from uPVC double-glazed windows and doors throughout, complemented by electric panel heating and a wood-burning stove, creating a warm and comfortable living environment.

The ground floor is designed with a spacious open-plan layout, incorporating a well-equipped kitchen, dining area, and living space. French doors open directly onto the garden, allowing natural light to flood in and providing seamless access to the outdoors, where beautiful southerly views can be fully appreciated.

A striking spiral staircase leads to the first floor, where there are two bedrooms and a well-appointed family bathroom, completing this charming country retreat.

ACCOMMODATION

A uPVC double-glazed stable door opens into the kitchen area of this impressive open-plan living space. The kitchen is fitted with a range of floor and wall-mounted cupboards and drawers, complemented by a sweep of granite worktops with splashbacks and drainer. A Belfast sink with mixer tap sits beneath the work surface, while integrated appliances include an electric hob with cooker hood over, oven and grill, fridge, freezer, dishwasher, and washing machine.

An airing cupboard houses the pressurised hot water cylinder. The space is finished with engineered oak flooring throughout and enjoys an abundance of natural light, with windows to four aspects and glazed French doors opening directly onto the garden. There is ample space for a dining table, while the living area is centred around a charming wood-burning stove, supplemented by two Dimplex electric panel heaters.

An open-tread spiral staircase rises to the first-floor landing. Bedroom 1 features a sloping ceiling, a Dimplex electric panel heater, and a large window framing delightful views across the adjoining fields towards Ham Hill to the south. Bedroom 2 also benefits from a sloping ceiling, roof light, and Dimplex electric panel heater. The bathroom is well appointed and comprises a P-shaped bath with shower over, vanity unit with inset wash hand basin, and a close-coupled WC. Additional features include a sloping ceiling, roof light, oak flooring, and a Dimplex electric panel heater.

OUTSIDE

The Barn is approached off Foldhill Lane via a pair of timber electric gates, opening onto a gravelled driveway that provides ample parking. To the side of the drive is a lawned area, interspersed with a selection of mature trees including conifer and oak. A gravelled pathway encircles the property, leading to attractive, level lawned gardens which are well enclosed by a combination of conifer hedging, natural hedging, and fencing. A post and rail fence separates the main garden from the adjoining field. The grounds are well equipped with external lighting, a cold water tap, a pergola, and adjoining log store, offering excellent outdoor lifestyle and entertaining opportunities.

The adjoining field is bordered by natural hedging and is tree-lined, providing a particularly appealing rural aspect. It also benefits from its own independent road access via a five-bar timber gate, together with a water trough. In total, the grounds extend to approximately 2.29 acres.

OVERAGE CLAUSE ON PASTURE LAND

The pasture land will be subject to a 30% overage on future development for a 25 year period, which commenced on 21st May 2020.

SERVICES

Mains water and electricity are connected. Private drainage - Septic tank.

Broadband : Standard and Ultrafast (ofcom)

Mobile Coverage : EE, Three, O2 and Vodafone (some internal service may be limited - Ofcom)

Flood Risk Status : Very low risk (environment agency)



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 Gross Internal Area = 63.9 sq m / 688 sq ft

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID883336)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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