

Towers Wills

Town & Country

Guide

£400,000



55 Main Street, Martock, Somerset, TA12 6PB

Towers Wills welcome to the market this spacious character family home. Situated within this sought after village. Comprising: Entrance porch, living room, dining room, family room, kitchen / breakfast room, four bedrooms, en-suite, bathroom, driveway for several vehicles, garage, large garden backing onto countryside.

Key Features

- VIDEO TOUR AVAILABLE
- Four bedrooms
- Three reception rooms
- Spacious character home
- En-suite
- Large rear garden backing onto countryside

Elmar Cottage is understood to originate from circa 1763. The property is constructed of natural stone elevations beneath a tiled roof.

The well proportioned accommodation briefly comprises entrance porch, impressive family room and dining room circa 26'9 in length divided into two sections by the staircase, oak floor boards, double glazed window and double doors opening onto the rear garden, beamed ceiling. The family area has a fireplace with inset wood burner set on a tiled hearth, this in turn opens to a separate sitting room with double glazed window and double doors opening onto the rear gardens. A spacious separate living room has patio doors to the rear garden.

From the dining area there is a large kitchen/breakfast room with tiled floor, range of units comprising Butler sink with cupboards under, further range of cupboards and drawers, solid timber work tops with space and point for Rangemaster with extractor fan over, integrated washing machine and freezer, central island with breakfast bar, tiled splash backs to worktop surfaces, beamed ceiling.

The first floor landing has doors off to four bedrooms with the master bedroom benefiting from double glazed double doors opening to a Juliet balcony with views over the rear garden towards open countryside. The master bedroom has an en-suite shower room with corner shower cubicle, low level WC, wash hand basin, tiled walls. There is also a family bathroom with corner bath and shower attachment, low level WC, pedestal wash hand basin, heated and slatted towel rail.

The property benefits from double glazing along with mains gas central heating.

Outside

To the front of the property is an in / outdriveway, leading to an integral garage 15'1 x 9'4 with up and over door, light, power and cold water supply. A side gate gives access to the rear garden. The garden has been landscaped to provide a large area laid to lawn approximately 66' x 56 backing onto open countryside. A usefull summerhouse / timber cabin (3.00m x 2.77m) With attached garden store (2.71 x 1.52) is situated to the top of the garden. A patio area provides the perfect area for entertaining with family and friends.

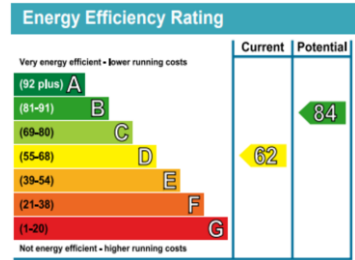
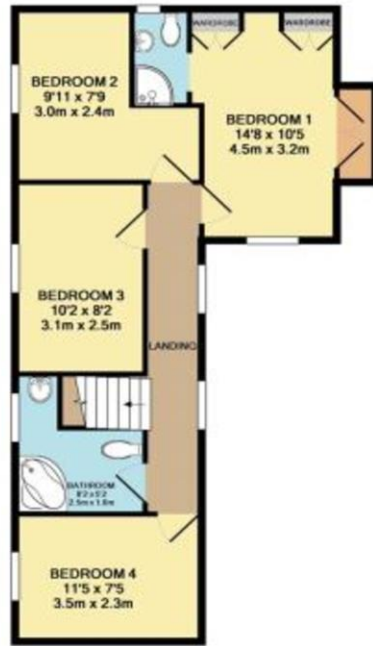
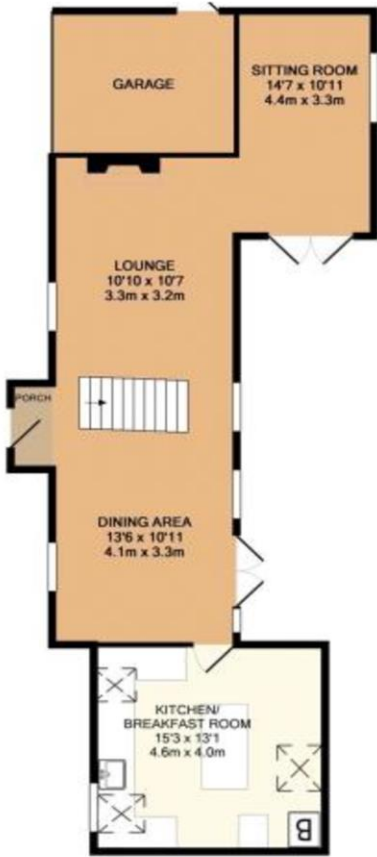
The property is located in the sought after village of Ash which is conveniently located within easy reach of excellent road links via the A303 and A37 and within circa 10 minutes drive of Yeovil.

The village benefits from a pub & primary school. The nearby village of Martock has a wider range of facilities including doctors surgery, dentist, local stores, takeaways and post office.



Floor Plan

Energy Efficiency and Environmental Impact



Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

Towers Wills

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

info@towerswills.co.uk www.towerswills.co.uk