



STAGS

Eastnor House

Eastnor House

East Street, Martock, TA12 6NG

A303 1.5 Miles Crewkerne 8 Miles

- Detached Grade II Listed Home
- 5/6 Bedrooms
- 2 Bathrooms, 1 Shower Room
- 3 Reception Rooms
- Large Kitchen/Dining Room
- Mediterranean-Style Garden
- Outbuildings with Great Potential
- Off Road Parking

Guide price £650,000

THE PROPERTY

With period charm, a multitude of possibilities for adaptation and a convenient location close to a healthy range of everyday amenities, Eastnor House is the perfect embodiment of the ideal village home. Historically the property is believed to have origins in the 17th century with additions carried out over the centuries, most latterly a double storey extension to the rear which was carried out around the turn of the millennium but with great sympathy to the more ancient parts of the house. The result is a spacious and endearing home in which a plethora of character features are effortlessly dovetailed with modern conveniences to ensure great comfort in the most elegant surroundings.

As can be expected from Grade II Listed properties such as this, the first suggestions of character are seen when approaching the property from the street; a handsome Ashlar stone frontage framed by an attractive flower garden speaks volumes about the history of this home and sets the scene for an excitingly characterful interior. Once inside, the property does not disappoint; immediately inside the front door it is apparent from the flagstone floor and elegant staircase rising to the first floor that great care has been taken to preserve original features, as well as to ensure that additions are complementary. Striking fireplaces in the sitting room and drawing room have the more contemporary benefit of gas wood burners with open wood burning stoves in the entrance hall and dining room. Even the windows add to the overall ambience of character, particularly in the reception rooms at the front of the house where stained glass features in the corners of the window panes add a touch of period magic, and on the first floor where many of the bedrooms benefit from charming window seats.

The living accommodation is laid out so as to provide an interesting mix of formal and informal spaces, but with the versatility to easily change the purpose of a room if desired. At present, the three reception rooms are arranged as an elegant drawing room, a spacious dining room and a secluded sitting or reading room. Double doors between the drawing and dining rooms add a degree of flexibility, allowing these rooms to be connected or separated in order to ensure a comfortable environment for occasions of all types, and in all seasons. Previously utilised as a dining room, the sitting room has a relaxing atmosphere with an abundance of natural light, exposed floorboards and full-height fitted book shelves either side of the fireplace, creating a tranquil environment in which to unwind. The sociable hub of the house is undoubtedly the kitchen which was added to the property as part of an extension in 1998 and benefits from ample space for a large breakfast table - perfect for everyday meals and family dining - as well as a fitted kitchen including a gas fired Aga, supported by an electric



A beautiful and spacious period home with characterful features and versatile outbuildings





companion oven, a large pantry/china cupboard and spaces for the usual appliances. The domestic elements of life are conveniently centred around a sizeable ground-floor cloakroom where there are two utility cupboards, one of which has plumbing for laundry facilities.

On the first floor, up to 6 bedrooms are arranged in a simple, classical layout around a central landing. The master bedroom, complete with fitted wardrobes and an en suite shower room, is located at the end of the landing furthest from the stairs, where a family bathroom and bedrooms 3 and 6 (currently used as a study) can also be found. A door between this part of the first floor and the remaining three bedrooms, which are all of double proportions and are supported by a further family bathroom, enables a degree of separation between family and guest bedrooms, or indeed adult quarters and children's rooms, if desired. There is also access to a sizeable, partially boarded attic via a hatch with a pull-down ladder.

OUTSIDE

From the street it is hard to imagine what might be found at the rear of Eastnor House; once there, it is clear to see that the outside accommodation not only offers many exciting surprises, but also adds a further degree of versatility to the property. Immediately adjoining the back of the house is a continental-style oasis of garden which has been designed to offer maximum enjoyment with a minimum amount of maintenance; this area is primarily laid to gravel or paved sun terrace, bordered and interspersed with a delightful array of flora. A particular feature is the verandah which was added at the time of the kitchen extension in order to link the house and workshop, and now offers a covered terrace on which to enjoy time outside in the shade, or even during showers of rain.

An unexpected but extremely valuable asset to the property is the range of outbuildings which can also be found to the rear. Connected to the house via the verandah, the workshop is equipped with water, power and light and has served well as a hobby room as well as for back-up appliances, whilst the barn is currently used as a games room and the adjoining stables utilised for excellent storage with an open-fronted lean to providing undercover car parking. Subject to any relevant consents, these outbuildings could be developed to serve a variety of purposes such as annexe accommodation or home office facilities if desired; a driveway to the side of the property gives vehicular access to both outbuildings as well as providing ample parking for the house.

SITUATION

This property is situated on a no-through road within easy walking distance of the centre of Martock; an attractive village in the heart of South Somerset which benefits from a healthy range of everyday amenities including mini-supermarket, butchers, gym, health care facilities and a choice of pubs. Slightly further afield, the market town of Crewkerne has a broader range of amenities including a Waitrose supermarket, and the commercial centre of Yeovil is within easy reach.

Transport links are good with the A303 trunk road easily accessible from Martock and bus services to various destinations passing through. Yeovil and Crewkerne train stations benefit from regular rail services to London (Waterloo) and Exeter, and services to London (Paddington) operate from Castle Cary.

Education is well catered for in the area with a variety of state and independent schools nearby including Perrott Hill, Hazelgrove, Sherborne Boys and Girls Schools and Millfield at Street.

SERVICES

Mains water, drainage, electricity and gas. Electric heating (night storage heaters in many rooms). Back boiler in gas fired Aga providing hot water for part of the house.

VIEWINGS

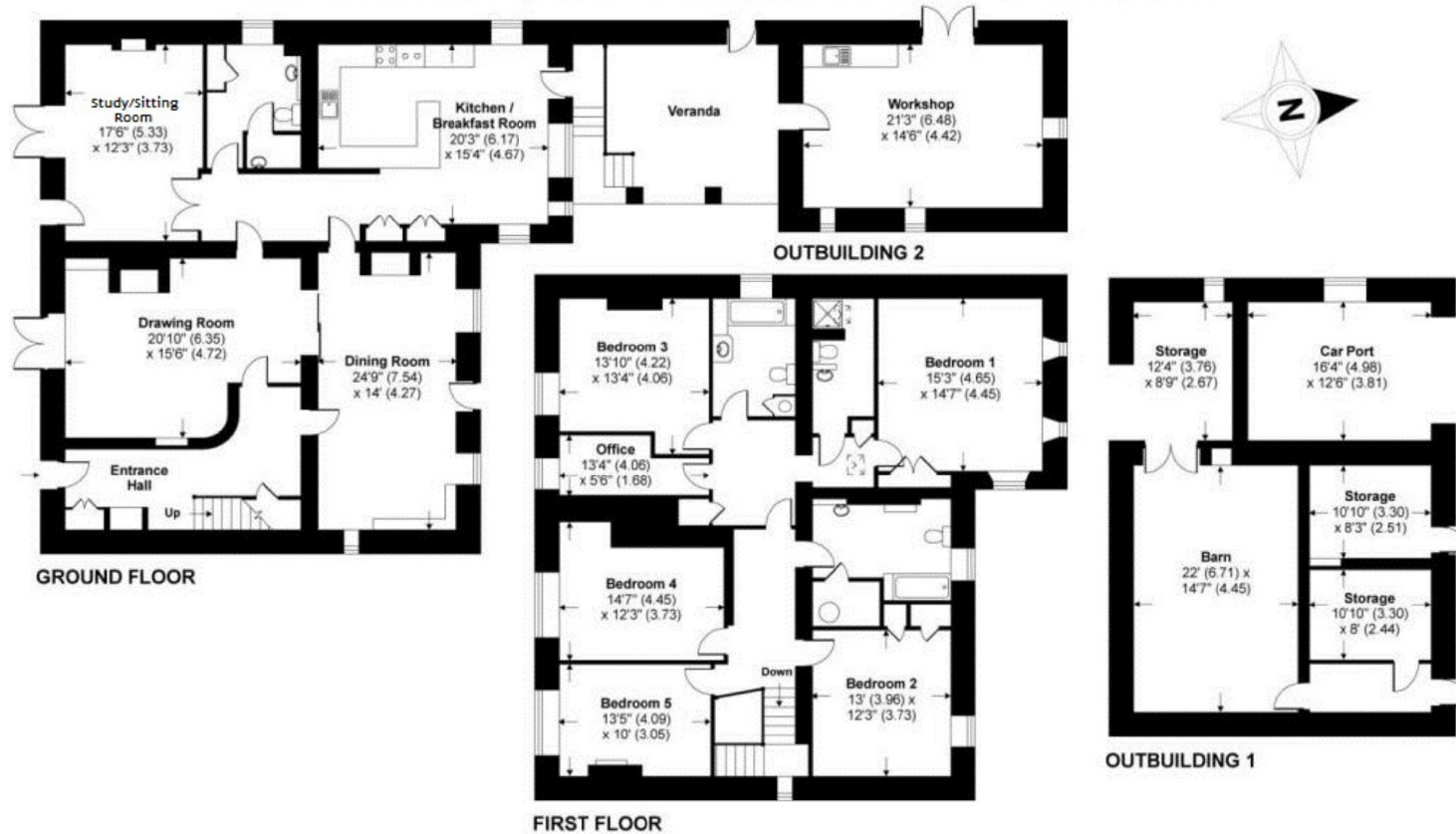
Strictly by appointment with the vendors' selling agents, Messrs. Stags, Yeovil Office, telephone 01935 475000.

DIRECTIONS

From Yeovil take the A303 towards Exeter and shortly after the BP petrol station take the next exit towards Martock and Stoke Sub Hamdon. At the end of the slip road turn left and follow this road into Martock. Take the second exit at the mini roundabout and proceed into the centre of the village. Turn right into East Street by the Tourist Information Centre and follow this road, passing the left-hand turning into Foldhill Lane. The property can be found on the left before the Nags Head pub.



Eastnor House, East Street, Martock, Somerset, TA12



TOTAL GROSS INTERNAL FLOOR AREA 4113 SQFT / 382.1 SQM
MAIN HOUSE INTERNAL FLOOR AREA 3224 SQFT / 299.5 SQM
OUTBUILDING INTERNAL FLOOR AREA 889 SQFT / 82.6 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are not to scale and are for general guidance only and should only be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Chesterton Humberts and no guarantee as to their operating ability or their efficiency can be given.

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