



Symonds
& Sampson

Pattenden

Church Street, Martock, Somerset

Pattenden

Church Street
Martock
Somerset
TA12 6JL



- Former Rectory
- Handsome Grade II Listed Georgian house
 - Fabulous walled private garden
- Former stables with garage, office, workshop and games room
 - Many character/period features
 - Period fireplaces
 - Hand made solid wood kitchen
 - Beautiful garden room

Guide Price **£785,000**

Freehold

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THE PROPERTY

This exquisite Georgian house on Church Street has two spacious reception rooms, together with a fabulous garden room. The heart of the home is complemented by a well-appointed, handmade kitchen.

The property boasts four generously sized bedrooms, ensuring ample space for family or guests. Each room is filled with natural light, creating a warm and welcoming atmosphere. The large family bathroom is thoughtfully designed, together with a separate WC.

The many original features of this former village rectory have been retained and enhanced, including open fireplaces, picture rails, dado rails, cornicing, ceiling roses, sash windows with wooden shutters and a swan neck mahogany handrail staircase.

The former coach house now contains a garage with electric doors and adjoining workshop, together with a games room and office/storage above.

OUTSIDE

The garden is a real gem, benefiting from hamstone walls bordering the property on two sides. Laid to lawn with a range of mature plants, shrubs and trees together with a patio and beautiful pond with a corner seating area. A garden gate leads out to the village centre and parking. There is a former stable which provides garaging and further accommodation. (see below).

FORMER STABLES FRONT

Secure garage parking with remote-controlled electric doors.

WORKSHOP

Entrance door, window to front, stairs to games room and office.

GAMES ROOM

Window to the front with shutter, vaulted ceiling with exposed beams.

OFFICE/STORAGE

Sloping ceiling with exposed beams.





SITUATION

The property stands in the historic conservation area at the heart of Martock, 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, baker 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) by car, providing further recreational activities.

DIRECTIONS

What3words:

///advice.smiles.servicing

SERVICES

Mains water, electricity and drainage.



Broadband - Superfast 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: E
Somerset Council 01935 462462

TPO

Conservation Area

Grade II Listed



Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

England & Wales

Church Street, Martock

Approximate Area = 2337 sq ft / 217.1 sq m
 Limited Use Area(s) = 38 sq ft / 3.5 sq m
 Garage = 546 sq ft / 50.7 sq m
 Total = 2921 sq ft / 271.3 sq m

For identification only - Not to scale



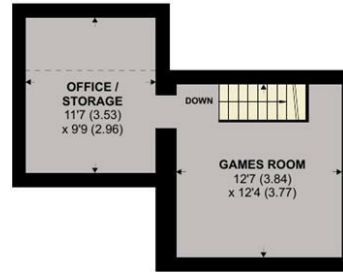
Denotes restricted head height



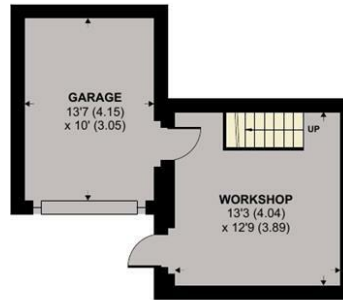
GROUND FLOOR



FIRST FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Symonds & Sampson. REF: 1477311



YEO/SH/06.07.2026



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