



HURST HOUSE

HURST, MARTOCK, SOMERSET

JACKSON-STOPS 

**HURST HOUSE
HURST, MARTOCK
SOMERSET, TA12 6JU**

A FINE AND SUBSTANTIAL HAMSTONE HOUSE THAT HAS BEEN REFURBISHED TO A HIGH STANDARD THROUGHOUT, WITH ANNEXE, SECLUDED GARDENS, AMPLE PARKING AND GARAGE, SET IN A THRIVING VILLAGE



DISTANCES (APPROXIMATE)

A303: 1 MILE
SOMERTON: 7 MILES
CREWKERNE: 7 MILES (LONDON
WATERLOO 2 HRS 30)
CASTLE CARY: 16 MILES (LONDON
PADDINGTON 1 HR 40)
TAUNTON AND M5: 19 MILES

GROUND FLOOR

- Sitting Room
- Drawing Room
- Dining Room
- Study
- Kitchen with Pantry
- Utility/Boot Room
- Ground Floor Annexe Bedroom with Ensuite Shower Room
- Cloakroom

FIRST AND SECOND FLOOR

- Five Bedrooms
- Family Bathroom
- Shower Room
- Large Attic Room

OUTSIDE

- Delightful Garden
- Triple Garage
- Workshop, store and woodstore
- Private Parking



THE PROPERTY

With its impressive Hamstone five bay façade, stone columned porch and mullioned windows, Hurst House creates a significant impact on first sight. The detached, Grade II listed property, dating back to the early 1600s, features a cross passage layout so that on entering the light and airy hallway your eye is drawn directly through the glazed back door into the beautiful garden. The house has been sympathetically modified by the current owners to preserve its immense historical charm and architectural integrity, while offering generous accommodation fit for the demands of modern day living. This charming property displays many of the pleasing attributes associated with its history, including exposed beams, original doors, flagstone floors, decorative cornicing and mullioned windows with shutters and window seats.

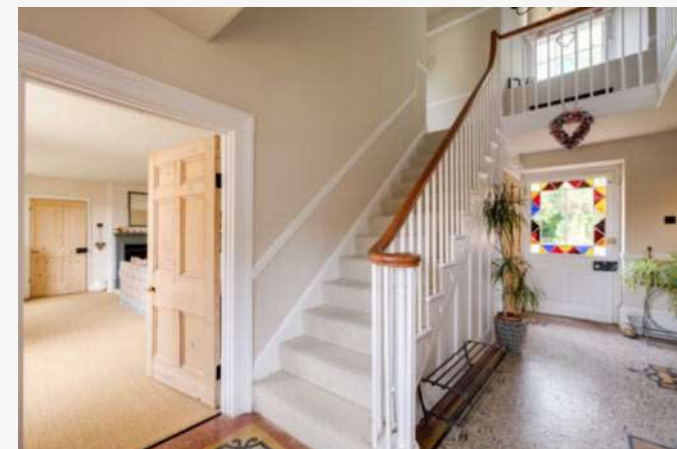
There are two considerably spacious, dual aspect reception rooms, with an open fire and woodburner respectively and French doors opening into the garden. The large study is a well-equipped, comfortable room, with ample bookshelves and a woodburner in a stone inglenook. Spanning the width of the house, the splendid kitchen diner offers a great space in which to cook and entertain. The well designed, bespoke kitchen comprises painted tulip wood units under a granite worktop, Lacanche electric range cooker, built-in fridge freezer, larder and 1.5 porcelain butler sink. The breakfast island houses further units, while the adjacent scullery offers a sink and cupboard storage and a back door into the garden. The kitchen flows into the dining room which not only has space for a large table but also for sofas where one can relax by the elegant stone fireplace. A fantastic utility and boot room can be found in the Victorian extension with bespoke cupboards and space and connection for a washing machine. An elegant staircase rises from the hall to a galleried landing where the first floor offers four very generously sized bedrooms, two of which are dual aspect, showcasing historical features such as Victorian fireplaces, sash windows or a window seat. There are two well-appointed bathrooms with handmade units and cupboards. On the third floor, a wide landing leads to a large double bedroom while, opposite, a vast attic among the beams and window lights, currently used as a games room and storage, offers potential for any number of uses.

ANNEXE

Those requiring the flexibility of an annexe will be delighted by the Victorian ground floor extension which comprises a lovely, dual aspect bed/sitting room and an ensuite shower room. The adjacent utility room could be adapted as a kitchen if required.

OUTBUILDINGS AND GARDEN

The beautifully secluded, walled garden offers a space in which to relax, entertain and exercise those green fingers. The kitchen and drawing room open onto a gravelled terrace looking over a formal lawn and a pretty, meadow area under the filtered light of silver birch and white lilac. The garden is well stocked with mature trees and shrubs including a red maple, Magnolia grandiflora, apples and cherries. Climbers adorn the front and rear walls of the house, amongst them wisteria, clematis and Japanese quince, while a Rambling Rector rose, pears and apples explore the high brick wall. The garden enjoys secure boundaries making it ideal children and dogs. The Victorian glasshouse, complete with original louvre system, basks in the sun against the garden wall producing delicious grapes and providing a hot space in which to grow tender plants. The gravelled drive offers plenty of parking space and there is an oak framed triple garage along with a set of brick-built buildings comprising a workshop, woodstore and store. With its ample accommodation, historic character and secluded garden, along with garage and private parking, Hurst House presents a fabulous opportunity to live in a sought-after village with plentiful amenities and a friendly community.





LOCATION

This part of south Somerset is rightly regarded as one of the finest areas in the South West, as the undulating hills and valleys give way to the wilder and more dramatic scenery of West Dorset to the south. Hurst, a hamlet lying to the south of Martock, comprises at its heart mainly period houses and cottages. Most of the hamlet is designated a conservation area in which a policy of strict planning control has ensured that it has changed little over the years. However, the excellent Hollies Hotel, Rose & Crown pub, and the popular Old Dairy Cafe, certainly give this traditional village something to shout about. Nearby Martock has an excellent range of facilities including a doctor's surgery, post office, pub, dentist, supermarket, newsagent, bakers, butcher and library amongst others. Further afield, Crewkerne offers a good range of everyday facilities including Waitrose and a swimming pool and fitness centre.

Communications to the area are excellent, the A303 lies about 0.5 miles to the south and is predominately dual carriageway to the M3, London to the east and Exeter to the west. There is a mainline station at Yeovil (Waterloo about 2 hours 25 minutes) and Castle Cary (Paddington 1 hour 40 minutes). Junction 25 of the M5 is within easy reach at Taunton. Rail connections are also available at Crewkerne (Exeter/Waterloo line) or Taunton (Penzance/Paddington).

SPORTING AND RECREATION

Golf is at Yeovil, Long Sutton, Sherborne and Taunton. Racing at Wincanton, Taunton and Bath. Fishing and sailing (by permit) at Sutton Bingham Reservoir near Yeovil.

EDUCATION

Local independent schools include Hazlegrove, Millfield and the Sherborne, Taunton and Bruton schools. There is also highly regarded local state schooling provision at both primary and secondary level.



LOCAL AUTHORITY

Somerset Council. Telephone 01935 462462

Council Tax Band F

SERVICES

All mains services connected. Gas central heating.

EPC - Exempt

CONTENTS, FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, carpets, light fittings, garden ornaments etc. are specifically excluded but may be available through separate negotiation.

DIRECTIONS AND VIEWINGS

postcode TA12 6JU

what3words///ducks.tightest.enormous

From the A303 take the exit for Martock. Follow the Stoke Road to the end and turn left into Water Street and continue round the bend into Hurst. Hurst House can be found around 100m up on the left-hand side.

VIEWINGS: Only by appointment with Jackson-Stops' Sherborne office: 01935 810141

AGENTS NOTE: The house suffered from partial water ingress in 2023 due to poor road drainage which the council resolved quickly. For further information please contact agent.



Hurst House, Hurst, Martock, TA12

Approximate Area = 4344 sq ft / 403.5 sq m (excludes void)

Limited Use Area(s) = 355 sq ft / 33 sq m

Garage = 490 sq ft / 45.5 sq m

Outbuildings = 453 sq ft / 42.1 sq m

Total = 5642 sq ft / 424.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Jackson-Stops. REF: 1284492

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

SHERBORNE

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