



**THE OLD VICARAGE**  
WATER STREET, MARTOCK, SOMERSET

**JACKSON-STOPS** 

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**THE OLD VICARAGE  
WATER STREET, MARTOCK  
SOMERSET, TA12 6JN**

A DISTINGUISHED VICTORIAN HOUSE SET IN  
CIRCA 2 ACRES OF DELIGHTFUL GARDENS  
OFFERING COMPLETE PRIVACY AND YET WITHIN  
WALKING DISTANCE FROM AMENITIES OF A  
DESIRABLE SOMERSET VILLAGE



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**DISTANCES (APPROXIMATE)**

A303: 1 MILE  
SOMERTON: 7 MILES  
YEOVIL JUNCTION: 9.5 MILES  
(LONDON WATERLOO - 2 HRS 20 MINS)  
CASTLE CARY: 16 MILES (LONDON PADDINGTON - 1 HR 40 MINS)  
TAUNTON/M25: 19 MILES

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**GROUND FLOOR**

- Entrance Hall
- Living Room
- Drawing Room
- Kitchen/Dining Room
- Utility Room
- TV Room
- Two Cloakrooms

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**FIRST AND SECOND FLOOR**

- Nine Bedrooms
- Three Bathrooms
- Large Store Room

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**OUTSIDE**

- Generous Parking Area
- Twin Garage
- Coach House
- Various Outbuildings
- Delightful Gardens
- Garden Extending to Over 2 Acres



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## THE PROPERTY

Built in 1874, The Old Vicarage is a predominantly hamstone property set across three expansive storeys, offering exceptionally versatile living space. A true example of Victorian grandeur, the property is flooded with natural light, showcasing generous proportions, high ceilings and enduring architectural elegance. Rich in period charm yet unencumbered by listing restrictions, the home effortlessly blends heritage features with modern day comfort. From the sweeping staircase and reproduction Victorian tiles to the original sash windows and warm wooden floors, every detail reflects quality and character. The impressive drawing room, with its large bay windows, French doors and open fireplace, offers an elegant setting for both entertaining and everyday living. The spacious kitchen, complete with a gas fired Aga (green), invites relaxed family gatherings and warm hospitality.

With up to nine bedrooms, many enjoying dual aspects and an abundance of natural light, the layout offers exceptional flexibility, ideal for a growing family, multigenerational living, or those seeking dedicated work from home spaces. A secondary staircase provides scope to create a self-contained annex, whilst the top floor features a large, versatile room, currently used as an office, but equally suited as a bedroom, playroom, studio, or teenager's retreat.

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## OUTSIDE

Approached via a private driveway with partial access for one neighbour and flanked by laurel hedging, The Old Vicarage opens into a generous parking area with ample space for several vehicles. The wonderful landscaped, south facing gardens are a true highlight, largely laid to lawn and beautifully complemented by abundant herbaceous borders, brimming with a rich variety of plants and shrubs including Agapanthus, Salvia nemorosa, Pieris and many more. Climbing wisteria and Banksia rose grace the façade of the property, adding seasonal colour and charm, while beyond the main garden lies a small paddock enclosed by rustic estate fencing, a small orchard with apple and pear trees and additional garden spaces featuring an attractive pergola, perfect for outdoor relaxation or entertaining.

The grounds are further enriched by an impressive array of mature trees, including an ancient Scots pine, a stately English oak, flowering cherry and a pair of graceful silver birch that frame a charming wooden gazebo, all watched over by a magnificent old lime tree, believed to be the tallest tree in Martock.

Additional features include several outbuildings, a twin garage and a characterful Coach House set further up the drive. Despite its private setting, The Old Vicarage is just a short stroll from the amenities of Martock, making it the ideal blend of rural seclusion and village convenience. Total land holding extends to just over 2 acres.





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## LOCATION

Martock is 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, pub, dentist, supermarket, newsagent, bakers, butcher and library amongst other things. The larger cultural 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 mile away and there are mainline railway stations at Yeovil (London Waterloo about 2½hours) and Castle Cary (London Paddington about 95 minutes).

## SPORTING AND RECREATION

Golf at Yeovil, Long Sutton, Sherborne and Taunton. Racing at Wincanton, Taunton and Bath. Fishing and sailing by permit at Sutton Bingham Reservoir near Yeovil. The Dorset coast and the Bristol Channel are within 1 hour's drive.

## EDUCATION

The area is particularly noted for the high quality of its schools including independent schools such as the Sherborne Schools Group, Hazlegrove, Port Regis, Leweston and Bruton Schools as well as Bryanston School in Blandford Forum and Stanchester Academy in Stoke Sub Hamdon.

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## LOCAL AUTHORITY

Somerset Council. Telephone 01935 462462

Council Tax Band: G



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## SERVICES

Mains water, gas and electricity. Oil fired central heating. Private drainage.

EPC - E

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## 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.

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## DIRECTIONS AND VIEWINGS

postcode TA12 6JN

what3words///muffin.mermaids.decrease

At the Cartgate Roundabout, take the 2nd exit and stay on A303, then take the exit for Martock. Follow Stoke Road into the village and turn right at the mini roundabout into Water Street (which later merges with Church Street); proceed towards the church and turn left down the drive just after The Grange, where there are two signs on the wall indicating the border between Water Street and Church Street. You will find The Old Vicarage at the end of the drive.

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

Agents note: There are some covenants, please contact agent for details.



## The Old Vicarage, Water Street, Martock

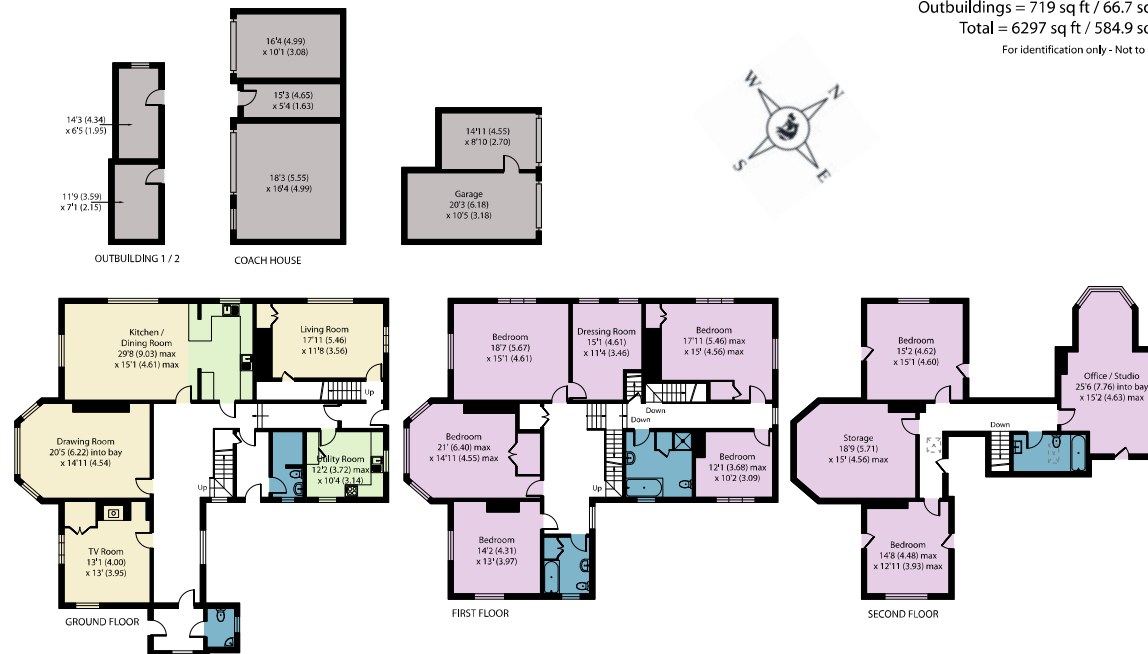
Approximate Area = 5227 sq ft / 485.6 sq m

Garage = 351 sq ft / 32.6 sq m

Outbuildings = 719 sq ft / 66.7 sq m

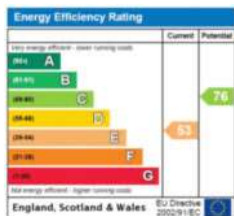
Total = 6297 sq ft / 584.9 sq m

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 2025. Produced for Jackson-Stops. REF: 1277344

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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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