



Rookery House, The Causeway, Mark, TA9 4QH

£800,000 Freehold

COOPER
AND
TANNER



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Description

The elegant Georgian façade, festooned in wisteria, with echoes of a bygone era, hints at the spacious six-bedroom interior and hides the once spectacular and productive formal, wildlife and kitchen gardens beyond with garage/workshop and greenhouse.

This well-loved, warm and welcoming home awaits a new lease of life and offers huge potential for anyone excited by a project. It sits on a surprisingly extensive plot which encompasses a large, walled kitchen garden with a greenhouse; a driveway which sweeps down to mature, formal gardens and a large single storey garage/workshop; and a wildlife garden with a pond.

The main reception rooms are at the front of the house with 16-pane sash windows, lovely wooden parquet flooring connecting the sitting room through glass doors to the dining room, and feature fireplaces at the far end of each room. Beyond the sitting room is a smaller reception room which is currently a study. The kitchen is fitted with a range of 'farmhouse' style wall and base units with wooden doors and contrasting pale coloured worksurfaces. The units house a dishwasher, an electric double oven and electric hob, and there is ample space for a kitchen table and a dresser. Further storage, space and plumbing for other appliances can be found in the adjoining utility

room. The ground floor is also home to a bathroom. The six bedrooms are upstairs, five are large double bedrooms and the sixth is a large single room. No two bedrooms are the same, each has its own unique style and design. The principal bedroom benefits from a bank of fitted wardrobes with hidden access to a 'Jack and Jill' family bath and shower room. Two further double bedrooms are fitted with showers and wash-hand basins within the rooms. The three other bedrooms share the 'Jack and Jill' bathroom with the principal suite. All of the bedrooms benefit from 16-pane windows, with the largest of the rooms retaining a panelled ceiling and a fireplace.

Outside, the driveway sweeps in from the gated entrance and runs down between the house and the walled, kitchen garden, to the parking area and garage/workshop. There is parking for numerous vehicles and a turning area. The beautiful gardens were once the pride and joy of the previous owners and are designed with seating areas to make the most of the summer days and are a haven for wildlife. The formal gardens extend into a more relaxed leafy oasis with a pond to allow the wildlife to thrive. The kitchen garden has been a productive space for vegetables and fruit, with a modern, practical greenhouse. This garden is in line with the existing properties along the road and, as such, suggests the potential for a building plot, subject to the necessary consents.









Location

Mark is a sought-after Somerset village with an active local community. There are two popular pubs in the centre of the village, The White Horse and The Pack Horse. There is a thriving village hall nearby and a post office/stores, bakery, garage and church. There are many active clubs and groups, details of which can be found at www.markvillage.co.uk. With excellent road connections in all directions, Mark is perfect for both the country lover and rural commuter alike.

Mark has an excellent first school which is part of the Wessex Learning Trust and feeds into Hugh Sexey Middle School in Blackford and Kings of Wessex Academy in Cheddar. Private schooling in the area includes Sidcot, Millfield and Wells Cathedral Schools.

The historic village of Wedmore is approx. 5 miles away, offering a wide range of shops and facilities. The coastal towns of Weston-super-Mare and Burnham-on-Sea offer more comprehensive amenities as well as access to the national motorway network via Junction 22 of the M5. Rail links at Highbridge and Weston-super-Mare run a direct service to Bristol and London Paddington. This

beautiful rural area, south of the Mendips, provides ample opportunities for country pursuits, including riding, walking and cycling. There are excellent local golf courses in Wedmore and Burnham-on-Sea; tennis and bowls clubs in Wedmore; sailing on Axbridge Reservoir; and many other sporting facilities at Kings Leisure Centre in Cheddar. The cities of Bristol and Bath are approx. 27 miles and 30 miles away respectively with Bristol International Airport approximately 18 miles away.



Local Information Mark

Local Council: Somerset Council

Council Tax Band: G

Heating: Oil central heating

Services: Mains electricity, water and drainage

Tenure: Freehold



Motorway Links

- M5 J22



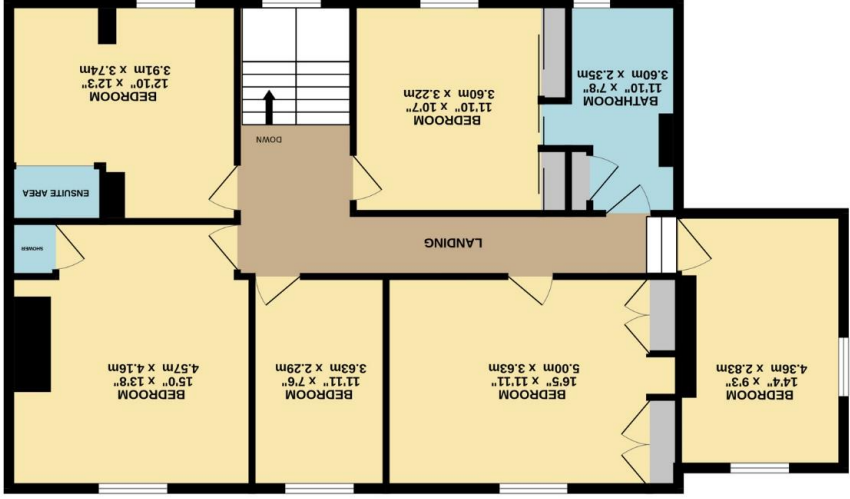
Train Links

- Highbridge
- Weston-super-Mare



Nearest Schools

- Mark First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



TOTAL FLOOR AREA : 2386 sq.ft. (221.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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