



 2  1  1 EPC G

£265,000 Freehold

Church View, Church Street  
Mark, Highbridge  
TA9 4NF

**COOPER  
AND  
TANNER**





# Church View, Church Street Mark, Highbridge TA9 4NF

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## £265,000 Freehold

### Description

Charming two-bedroom character cottage blending period features with contemporary style, benefiting from a lovely, enclosed garden and off-road parking, in an enviable village location.

Centrally located in the thriving rural village of Mark, within a short distance of the post office and village store, two cosy welcoming pubs, and the church, is this delightful, terraced cottage with its stripped wooden floorboards and its beamed ceilings. Two reception rooms, either side of a central entrance hall, offer plenty of space for comfortable seating around a feature fireplace, and a dining area with an aga and ample room for a dining table and other furniture. The kitchen is at the rear of the cottage with views across the garden from the kitchen sink. At the top of the stairs there is a cosy seating and study area. Two double bedrooms look out over the front of the property and they share a sleek modern shower room.

At the rear, the garden spans the width of the cottage, with level lawn and paved pathway linking the two areas of decking which provide sunny and private entertaining and relaxing spaces. At the front of the cottage there is off-road parking.

### Location

Mark is a popular village with a thriving community. There is a village hall and two popular pubs, the

Packhorse and The White Horse. There is also a village store and post office, a garage and church. There are many active clubs and groups including Mark Friendship Group. Mark falls within the Wessex Learning Trust catchment area for schools, which is a three-tier system with an excellent first school in the village, Hugh Sexey Middle School in the neighbouring village of Blackford and the Kings of Wessex Academy Senior School in Cheddar. There are also many reputable private schools within proximity, including Wells Cathedral School, Millfield and Sidcot Schools. Excellent sport facilities are available including Mark Bowling Club, Mark Cricket Club, the Isle of Wedmore golf club, football and tennis clubs. The general area offers a range of outdoor and country pursuits including sailing on Axbridge Reservoir.

The historic village of Wedmore is approx. 5 miles away, offering a wide range of shops and facilities with the coastal towns of Weston-super-Mare and Burnham-on-Sea offering 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 offer a direct service to Bristol and London Paddington and Bristol International Airport is approximately 17 miles away. The cities of Bristol and Bath are within commuting distance. With excellent road connections in all directions, Mark is perfect for both the country lover and rural commuter alike.

#### Local Information Mark

**Local Council:** Somerset

**Council Tax Band:** C

**Heating:** Electric

**Services:** Mains electric, water and drainage

**Tenure:** Freehold



#### Motorway Links

- M5



#### Train Links

- Weston-super-Mare
- Highbridge

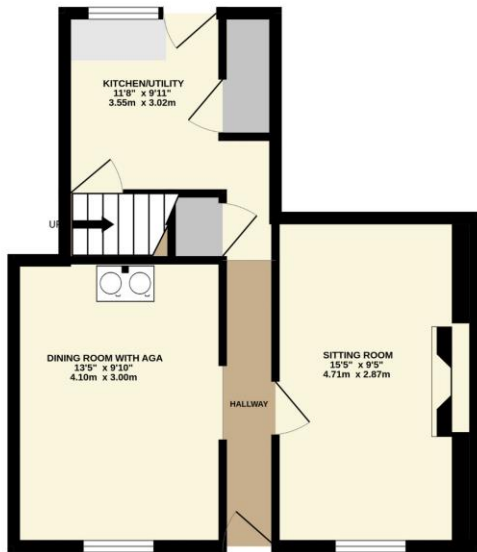


#### Nearest Schools

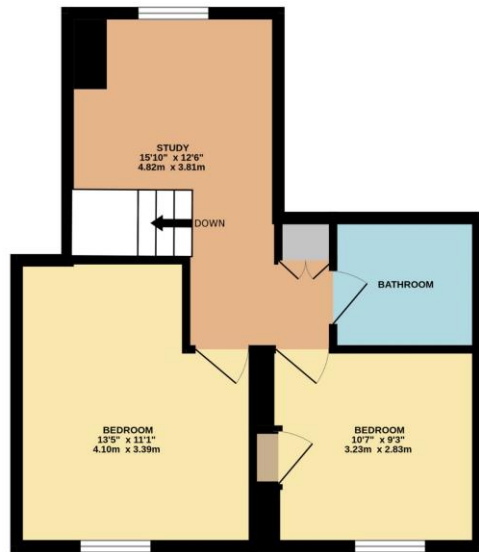
- Mark First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 829 sq.ft. (77.0 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



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