



Littlemoor Cottage, Mark TA9 4NL

£750,000 Freehold

COOPER  
AND  
TANNER



# Littlemoor Cottage

## Mark TA9 4NL

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 3  2  2  1.11 acres  Stables 3 EPC F

£750,000 Freehold

### Description

In a fabulous rural location, set within over an acre, this stable block, manege, barn and paddocks come with a warm and welcoming three double bedroom cottage with gardens and countryside views.

With your pony housed just metres away from your back door, an outdoor all-weather arena, on a quiet lane not far from bridleways, with easy access and turning for a horse box, this is the ideal home for anyone dreaming of stabling their horse at home. There are two stables, a foaling shed and a tack room, next to a barn, all accessed off a large level driveway with secure five-bar gates and wooden post and rail fencing. Currently home to Sioux the horse, Pippen in the billy goat, and numerous chickens, with ample space to grow your own produce, this is an ideal opportunity for anyone wanting 'The Good Life'. Although situated in a peaceful, rural location it is not far from the thriving village of Mark with its store, post office, pubs, church and school, and with access out to main roads.

The cottage looks out across the driveway to the stables and land, with its garden to the side. The farmhouse style kitchen is the hub of the home with its practical tiled flooring, attractive oil-fired Rayburn for cooking and heating the home, and ample space for a large table and other furniture. The kitchen is fitted with a range of wall and base units with an electric double oven with hob, and there is a built-in

dishwasher. The essential boot room, with external door to the driveway, acts as the main entrance for bringing in the dogs and kicking off muddy boots. It links the kitchen to the utility and cloakroom where there is space for a washing machine and tumble dryer. There are two reception rooms downstairs, one which is the main sitting room and has French doors out to the garden, and the other, which is currently used as a gym but could possibly be a dining room, home office, playroom or a snug. The three double bedrooms are upstairs. There are lovely countryside views from all the rooms and they share an attractive modern bathroom which is fitted with a bath, shower, WC and wash-hand basin.

Littlemoor Cottage is perfectly positioned for those looking to compete and train with an excellent choice of venues close by offering affiliated and unaffiliated competitions in all disciplines; Badgworth Arena 15 minutes, King Sedgemoor EC and Stretcholt EC both around 20 minutes, Mendip Plains EC and Pontispool EC about 40 minutes. The beach at Brea is about 20 minutes in box with parking on the sand and long stretches of open beach for riding. The local area has a network of lanes and some bridleways with further off road riding on the Mendip and Quantock Hills. The local Pony Club is the Weston Harriers (area 15) and Riding Club is the Brent Knoll Riding Club (area 12).







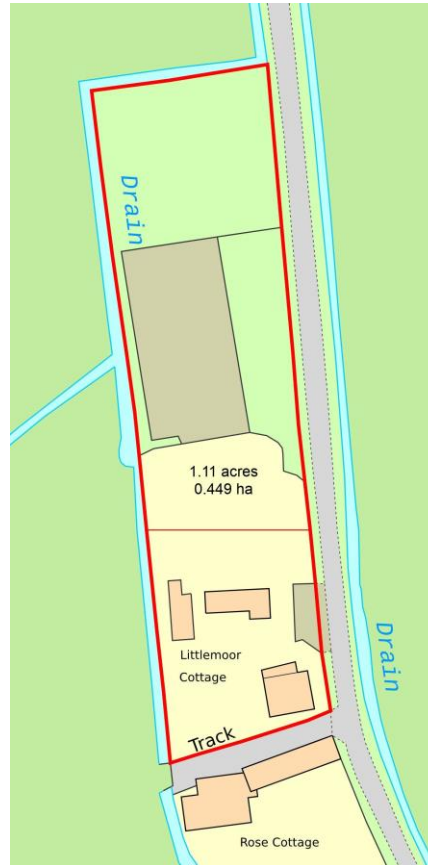


## Location

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. The historic village of Wedmore is approximately 4 miles away, and access to the M5 motorway is via junction 22 and is just a few miles in the other direction.

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.



Local Information Mark

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Oil central heating

**Services:** Mains water and electricity, private drainage

**Tenure:** Freehold



### Motorway Links

- M5



### Train Links

- Highbridge
- Weston-super-Mare



### Nearest Schools

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

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**LITTLEMOOR COTTAGE**

TOTAL FLOOR AREA : 1207 sq.ft. (112.2 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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