



Orchard Cottage, The Causeway, Mark TA9 4QD

£860,000 Freehold

COOPER  
AND  
TANNER



# Orchard Cottage £860,000 Freehold

 4  4  4  0.9 acre approx Grade II Listed

## Description

Sensitively combining the charm, beauty, and period features of an 18th century country property with contemporary comfort and style, Orchard Cottage is a stunning, warm and inviting home set in just under an acre of landscaped formal and vegetable gardens, with a 'lakeside' guest suite, double garage, wine cellar, summerhouse, sheds and greenhouse.

Orchard Cottage has a grade II listing and retains many period features throughout the house, including beams, shutters, and an inglenook fireplace, and is tastefully decorated in neutral Farrow and Ball colours. The hub of the home is the extensive open plan kitchen, dining and living space, which brings this period home into the 21st century providing for modern family living. The kitchen is fitted with bespoke Howdens Tewkesbury in-frame wall and base units with a central island. Integrated appliances include two Liebherr pull-out larder fridges, AEG comfort lift dishwasher, a Frankie boiling water tap, NEFF combination microwave oven, and warming drawer. The Rangemaster Nexus SE is offered by separate negotiation. There is ample space for a large dining table and other furniture in the adjoining living area where, in summer months, the French doors can be thrown open to the garden or, on colder days, the multi fuel stove can be lit to create a warm and toasty heart to this lovely home. Both of the reception rooms, either side of the entrance hall, have stoves, beams, and shutters. A Clearview multi fuel stove is housed in a fabulous inglenook fireplace with exposed stonework and oak lintel in one sitting room, and a Villager log burner in the other. To the rear of the house there is a library with tall fitted bookshelves and rolling library ladder; a useful boot room with plenty of storage and a door to the rear of the property; a shower room with WC; and a laundry room. Three of the four double bedrooms are upstairs, each with its own style and

charm, with beamed and vaulted ceilings. The master bedroom has a feature wall of exposed stonework; beautifully fitted wardrobes; clever sets of drawers recessed back into the eaves; and a stunning contemporary ensuite shower room. The other two bedrooms share a bespoke family bathroom. The property is warmed by oil central heating and is on mains drainage.

'Dragonfly' is a fabulous one-bedroom independent guest suite, looking out away from the house across the pond and gardens. It has one main living/sleeping area and an ensuite shower room. It is as tastefully decorated and immaculately finished as the rest of the property and offers year-round income potential as a holiday let.

## Outside

Hidden away behind lush hedgerows is this extraordinary property. The only hint of the attention to detail given to every aspect of this immaculately finished home, inside and out, is when pulling up at the entrance gate with its electronic entry system. The shingle driveway leads to the house in one direction and to a parking area in the other and offers parking for multiple vehicles. The house has level formal and kitchen gardens to the front, mainly laid to lawn with mature borders, trees and shrubs. A shingle patio area across the front of the house provides plenty of space for entertaining and relaxing. To the other side of the house is the double garage, wine cellar, and annexe. 'Dragonfly' is the fabulous one-bedroom guest suite which enjoys a large, decked area overlooking a tranquil pond. Anyone with green fingers will be delighted to find the large Swallow Cygnet greenhouse tucked away in a landscaped rose garden with paved walkways to the side of Dragonfly. This garden is level, laid to lawn and extends to its far boundary. The whole plot is just under an acre in size.









## 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](http://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.

## Directions

From the Wedmore office, proceed up Church Street and carry on through Blackford to Mark. Continue along the The Causeway and through the village passing Harp Road on your right-hand side. The property is a little further on, on the left with a secure electric gate and parking on the driveway. Please pull up to the gate for your viewing and a member of the Cooper and Tanner team will be there to welcome you.



### Local Information Mark

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Oil central heating

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

**Tenure:** Freehold



### Motorway Links

- M5 J22



### Train Links

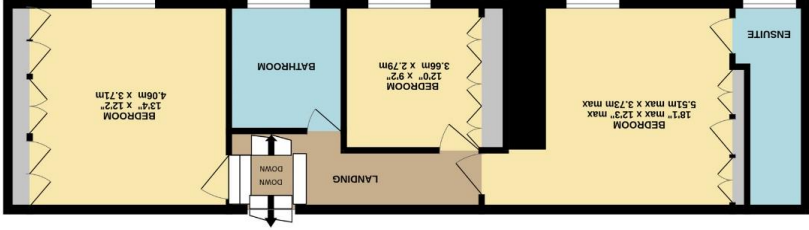
- Highbridge
- Weston-super-Mare



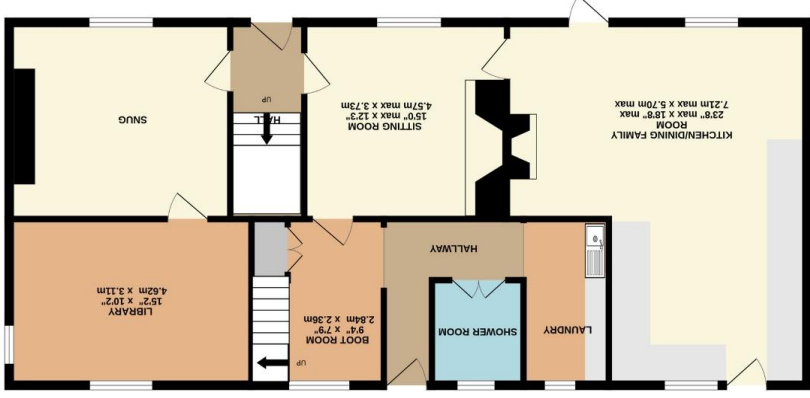
### Nearest Schools

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





1ST FLOOR



GROUND FLOOR



OUTBUILDINGS

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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