



Walnut Farm, The Causeway, Mark TA9 4QJ

£899,950 Freehold

COOPER
AND
TANNER



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Description

Immaculate and beautiful five-bedroom 'chocolate box' home sympathetically combining character features and cottage charm with modern comforts and contemporary finish, set in stunning level gardens with Mediterranean-style paved, shingle, and decked terraces.

Hidden from view, Walnut Farm is a delightful surprise as the gate swings open to reveal the unexpected, beautiful, white cottage contrasted against the green, luscious gardens. This versatile property is currently one five-bedroom home with office space, but it could reconfigure to provide multi-generational living or income potential. The character of the oak beams, exposed stonework, and deep window recesses are complemented throughout with a contemporary colour palette; beautiful and practical flooring; and thoughtfully designed and crafted fixtures and fittings. The sitting room is a light, tranquil haven with an inglenook at one end and a feature fireplace with log burning stove at the other. Pale wooden flooring stretches the length of the room with a stunning, bespoke, oak, spiral staircase leading to the first floor. The real hub of the home is the open plan kitchen and family living space. The kitchen is fitted with a range of base and wall units with warm wooden work surfaces, a range-style electric Stoves oven and hob, integrated appliances, and a breakfast bar. There is ample space for comfortable seating and a breakfast table, and French doors open out to a terrace for

alfresco entertaining. A beautiful, extensive, guest suite also opens out to the terrace and benefits from a stylish ensuite bathroom with freestanding bath. Other ground floor rooms include another double bedroom with ensuite shower room, an office, and a playroom with French doors to a private outside play area with space for a trampoline and pet hutches. There are three double bedrooms upstairs with a choice of two staircases to access them. The primary bedroom suite is a large, light room with vaulted ceiling and beams, and benefits from a modern ensuite shower room. The other two bedrooms also have vaulted ceilings with beams, and they share a bathroom.

Outside

Tall, mature hedging and trees border the level lawn, which stretches out from the front of the cottage, and creates a wonderfully private garden. Walnut Farm has right of way down a private driveway to a parking area at the far end of the garden. Gates from either end of the garden open to paved pathways leading across the lawn to the house and the outside seating areas. Flowerbeds, mature borders, and a pond add interest and colour. To the side of the cottage is a fabulous, decked area with a pergola, where the current owners have a hot tub. A swathe of beautiful wide resin pathway stretches along the rear of the house from the pergola to the children's play area and a useful outbuilding for extra storage.









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, 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 centre of the historic village of Wedmore is approx. 4 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 through the village past The White Horse pub, continue as the road then bears right and the property will be found on the right side of the road. You are welcome to park in the gravelled parking area next to the tall grey gate (shown in the picture) for your viewing



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

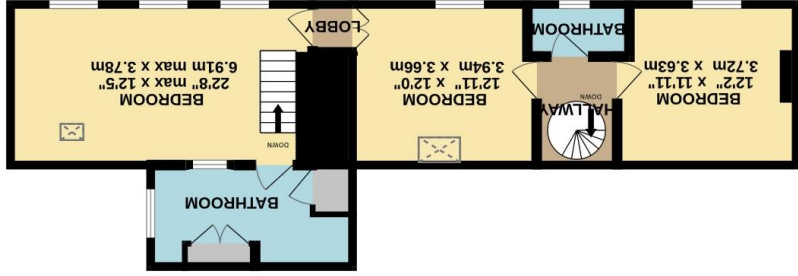
- Highbridge
- Weston-super-Mare



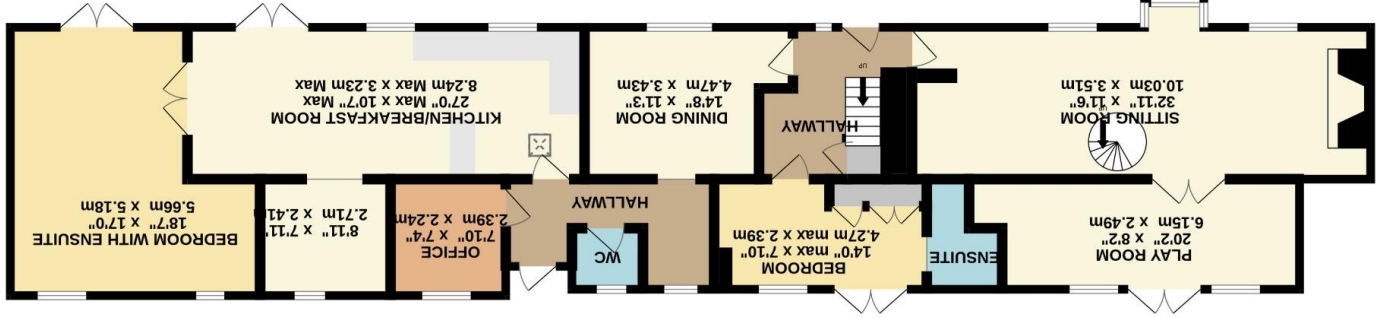
Nearest Schools

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

1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



GROUND FLOOR
1593 sq.ft. (148.0 sq.m.) approx.



TOTAL FLOOR AREA : 2239 sq.ft. (208.0 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 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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