



Holly House, Yarrow Road, Mark TA9 4LW

£795,000 Freehold

COOPER
AND
TANNER



Holly House, Yarrow Road TA9 4LW

 4  3  1  2 acres  Stables 2 EPC E

Description

Tucked away in a peaceful location with uninterrupted countryside views, this charming four-bedroom character cottage is set in a south-facing garden with parking, garage and an additional 2-acre level plot with stables.

The beautiful Blue Lias stone façade of Holly House sets the tone for the characterful period features found within, which include wooden beams, exposed stonework, flagstone floors and an inglenook fireplace. On entering, the cosy charm of this warm home is instantly felt. The wide hall with flagstone floor leads to a reception room on either side, each full of character and fitted with wood burning stoves. The sitting room is spacious whilst retaining a cosy feel and features an inglenook fireplace, exposed beams and views across the garden. It leads onto an additional reception room which is airy and versatile with a bay window framing a panoramic view of open countryside and French doors which lead out to the sun terrace and garden beyond. The other comfortable living room is currently used as a study and music room. The kitchen, with exposed stone, beams and cottage door, comes complete with a range of base and wall units, integrated dishwasher, electric hob and double oven and space for white goods. The back entrance to the cottage brings you into the utility room which provides ample space for coats and muddy boots, there is also a basin, separate cloak room and plenty of space for white goods.

Stairs lead up to a double bedroom and spacious bathroom complete with a roll-top bath and separate shower. A further flight of stairs leads to the upper level of accommodation housing the principal

bedroom with its wonderful views across the garden and two additional bedrooms each with its own period charm.

Outside

The driveway provides parking for several vehicles and access to the rear of the cottage and the attached garage. A gate leads to the side and back gardens which are level and landscaped with shingle and paved pathways. The rear of the property opens up to far-reaching countryside views and winds round to the fabulous south-facing garden at the front of the cottage which features a sun terrace with pergola. The garden is spacious and laid to lawn with trees and flower beds. Across the lane from Holly House is the fabulous rectangular level plot of just over 2 acres, featuring two stables and a tack room.

For Horse Lovers

Holly Cottage is in a wonderful position for those looking to pursue equestrian activities, whether it is competing or just for pleasure. There is excellent choice of competition and training venues close by that offer both affiliated and unaffiliated competitions in all disciplines; Badgworth Arena 7 miles, King Sedgemoor EC and Stretcholt EC both around 9 miles and Mendip Plains EC about 19 miles. The beach at Brean is about 10 miles away with parking on the sand and long stretches of open beach for riding. The local area has a network of lanes, droves and, bridleways giving a choice of hacking close by with further off-road riding on the Mendip Hills and Rowberrow Warren. The local Pony Club is the Weston Harriers (area 15) and Riding Clubs are Equestrian Training South West and the Brent Knoll Riding Club.









Location

The property is located in a quiet no through road just outside Mark, 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 nearby, including Wells Cathedral School, Millfield and Sidcot Schools. Excellent sport facilities are available including Mark bowling and cricket clubs, the Isle of Wedmore golf club, football and tennis clubs.



Local Information Mark

Local Council: Somerset Council

Council Tax Band: E

Heating: Oil central heating, 2 log burners

Services: Mains water and electricity, private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

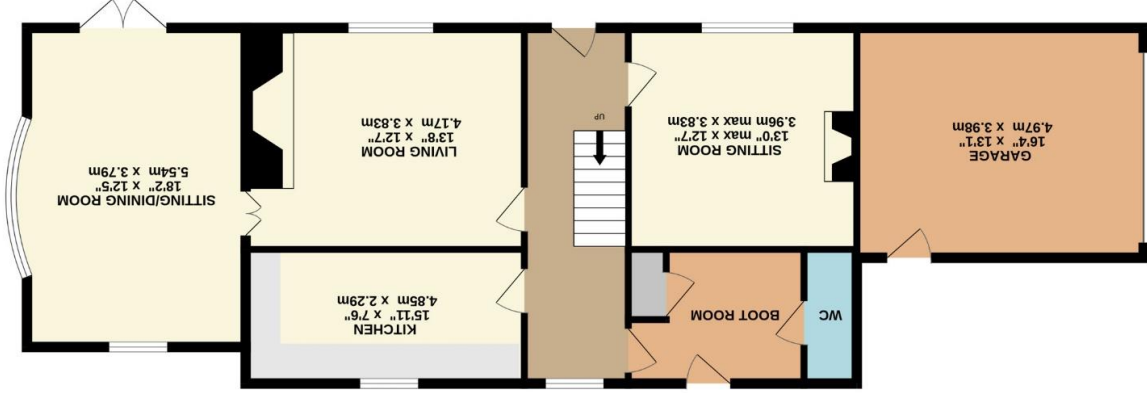
- Highbridge
- Weston-super-Mare



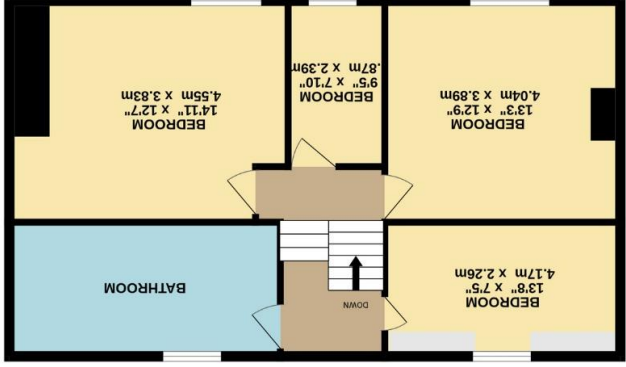
Nearest Schools

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

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GROUND FLOOR
 1118 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR
 683 sq.ft. (63.4 sq.m.) approx.

TOTAL FLOOR AREA : 1800 sq.ft. (167.3 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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