



The Old Vicarage, Church Street, Mark TA9 4NN

£1,500,000 Freehold

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Hidden away behind high electric gates, on a beautiful, manicured plot, with a sweeping driveway, is this elegant, Georgian, five-bedroom home with a two-bedroom annexe, double garage with games room, and barn, in a central village location.

This statuesque home with its beautiful stone finish and satisfying symmetrical façade, typical of its time, set in immaculate grounds, combines the character and charm of a lost, genteel era with the comfort, practicality and contemporary décor of modern day living.

High ceilings throughout the main house accentuate the feeling of space in the large, well-proportioned rooms, with their tall sash windows adding to the character and allowing natural light to flood in. Many of the rooms retain their period charm with feature fireplaces and decorative mouldings. Either side of the central entrance hall are the two more formal reception rooms currently in use as a dining room and a second sitting room/study. More relaxed living and entertaining spaces are at the rear of the house. The 21' family room looks out across the fabulous rear gardens and benefits from a fireplace with a log burning stove. The kitchen is fitted with a bespoke range of base and wall units

with contrasting work surfaces, a central island, an Aga and an Aga fridge/freezer and wine cooler, and there is further storage and space for appliances in an adjoining utility room. The kitchen opens out into the conservatory overlooking the garden, providing an ideal space for eating and relaxing.

The five light and spacious double bedrooms are upstairs, all benefiting from the high ceilings and tall windows which characterise this beautiful home. Each bedroom has its own unique style and charm, two of which benefit from ensuite bathrooms whilst the other three share a well-appointed family shower room.

Adjoining the house is a sympathetically designed, two-bedroom annexe, which reflects the style and look of the main residence. With internal and external access this additional property offers versatile accommodation for guests or extended family. The annexe kitchen is fitted with wall and base units with integrated appliances and is spacious enough to allow for a table and chairs. Both the kitchen and the sitting room, on the ground floor, span the depth of the annexe and look out to the front and rear of the property. The two double bedrooms are upstairs and share a family bathroom.















## Outside

The house is situated centrally on its level plot, allowing for the driveway to sweep in through mature, manicured gardens past the front of the house to the garage and extensive parking area. Within the grounds, there is a two-storey stone barn which is mainly used for storage, and the fabulous double garage with a games room above. Private gardens stretch across the rear of the property with paved and shingle terraces offering sunny seating areas and sociable entertaining spaces. Mature shrubs and trees frame the lawns and well-stocked borders and flower beds provide additional texture and colour

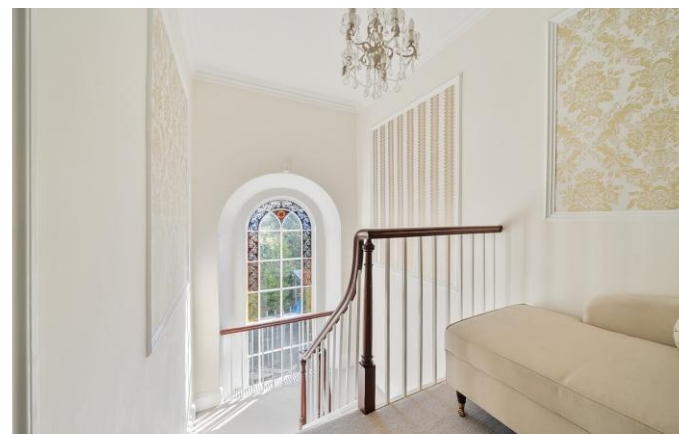


## Location

Mark is a popular village with a thriving community. There is a village hall, two popular pubs, 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 for schools, which is a three-tier system with Mark First School in the village, Hugh Sexey Middle School in neighbouring Blackford and Kings of Wessex Academy 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. 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

**Council Tax Band:** House is G, annexe is A

**Heating:** Oil central heating

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

**Tenure:** Freehold



#### Motorway Links

- M5 J22



#### Train Links

- Highbridge
- Weston-Super-Mare
- Bridgwater



#### Nearest Schools

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

# The Old Vicarage, Vicarage Lane, Mark, Highbridge, TA9

Approximate Area = 3092 sq ft / 287.2 sq m  
 Garage = 1326 sq ft / 123.1 sq m  
 Annex = 1127 sq ft / 104.7 sq m  
 Outbuildings = 551 sq ft / 51.1 sq m  
 Total = 6096 sq ft / 566.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1263412

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