



Old Auster, The Causeway, Mark TA9 4QF

£1,250,000 Freehold

COOPER  
AND  
TANNER



# Old Auster, The Causeway, Mark TA9 4QF    £1,250,000 Freehold

 5  5  2  2.1 acres EPC Grade II Listed

## Description

Elegant, period charm combines with modern comforts in this substantial five-bedroom Georgian style home on a two-acre plot with direct access to bridleway, and with outbuildings including stable, double garage and workshop.

Besides the beauty and impressive size of the house itself, one of the highlights of this property, especially for anyone who loves walking or who has a pony, is the direct access from the rear of the paddock out onto the bridleway. The paddock occupies approximately 1.6 acres with the remainder of the level plot comprising residential gardens, the house and its outbuildings.

The current owners have refurbished and redesigned much of Old Auster and have extended the ground floor at the rear to create a stunning, contemporary space for modern living. Three original, well-proportioned, reception rooms at the front of the property retain high ceilings, tall sash windows with shutters, and two fireplaces. A lovely open-plan kitchen and breakfast room have been thoughtfully designed to blend period charm and modern functionality. An extensive range of wall and base units, and a central island, are topped with contrasting granite work surfaces, and are complemented by an electric Aga. The adjoining utility provides further storage and space for appliances. Large 'flagstone' style tiles run throughout these rooms and flow seamlessly into the new extension where there is underfloor heating. An impressive entrance hall with boot room and WC also provides space for comfortable seating with floor to ceiling glass panels which look out over the gardens. Double doors swing open to an

extensive, vaulted, family room with log burning stove and a bank of bi-fold doors which fold back to extend the living space into the garden.

A choice of two staircases lead to the five double bedrooms on the first floor. The light and spacious principal bedroom spans over 20ft across the front of the house and benefits from a contemporary ensuite bathroom with bath and shower. The other four bedrooms each have their own unique character and charm, and share a modern family bathroom which also has a bath, shower, wash-hand basin and WC.

Outside, a driveway sweeps down from the Grade II listed entrance pillars and gates, along the east boundary, to the double garage, parking and turning areas, and to the new extension which is a delightful surprise at the rear of the property. Manicured gardens, paved terraces and pathways encompass the house on three sides and include a potting shed and greenhouse. Two further outbuildings border a paved courtyard. The larger of the two is a double garage with attached workshops whilst the smaller outbuilding, formerly a stable and store, is currently used for storage.

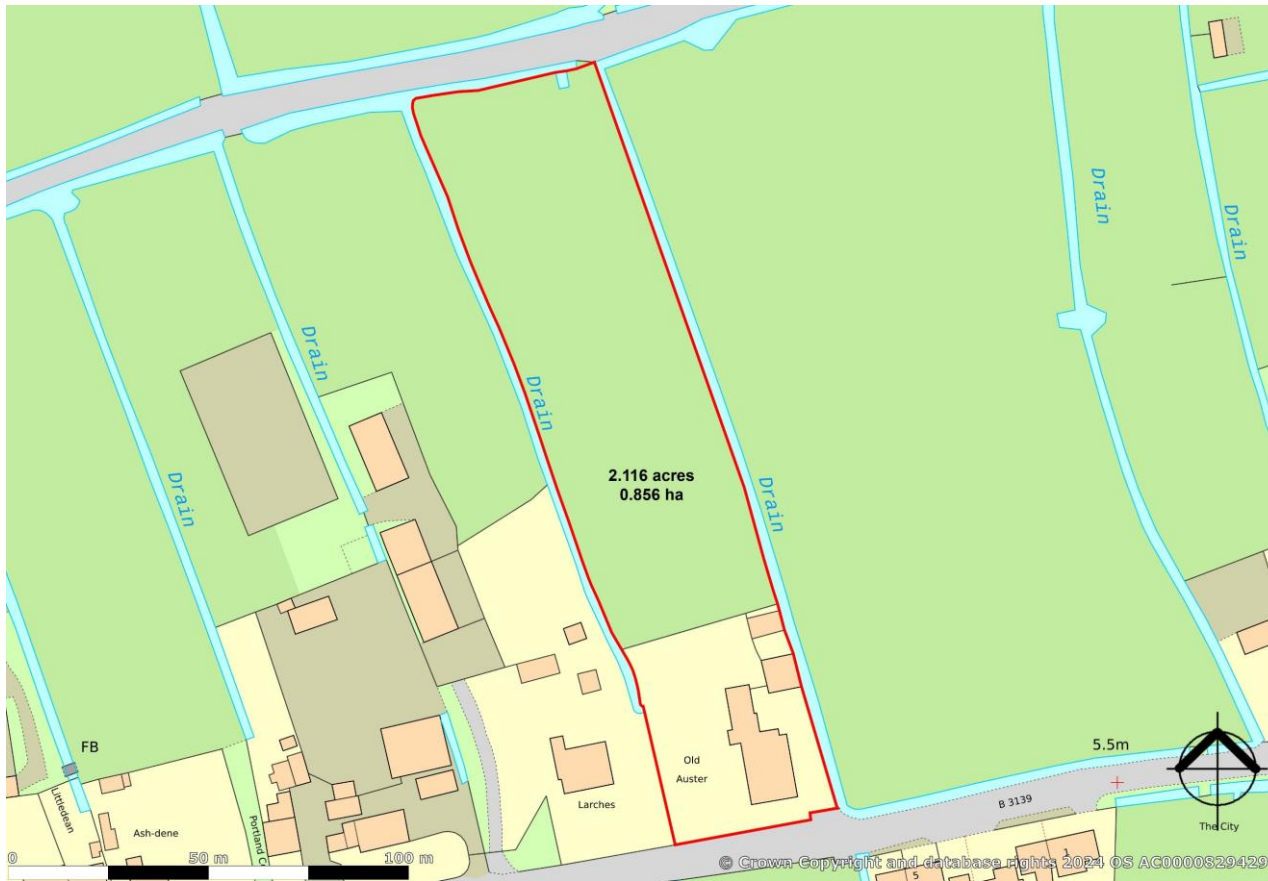
The paddock stretches out from the rear of the garden and can be accessed via a five-bar gate from the driveway or from the bridleway on the northern boundary. The simple, rectangular shape of this level plot makes it an attractive proposition for anyone wanting to stable their pony at home, or perhaps keep chickens, develop a kitchen garden, or just have space for outdoor family activities.











**Local Information Mark**

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** LPG

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

**Tenure:** Freehold



**Motorway Links**

- M5



**Train Links**

- Highbridge
- Weston-super-Mare

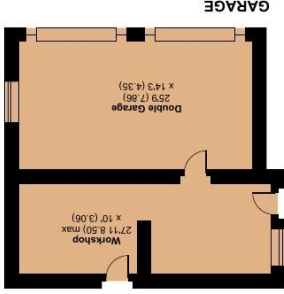
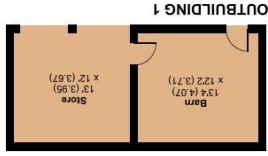


**Nearest Schools**

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

# The Causeway, Mark, Highbridge, TA9

Approximate Area = 3953 sq ft / 367.2 sq m (excludes store)  
 Garage = 687 sq ft / 63.8 sq m  
 Outbuilding = 299 sq ft / 27.8 sq m  
 Total = 4939 sq ft / 458.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024.  
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