



Pitmoor Cottage, Pillmore Lane, Mark TA9 4JZ

£375,000 Freehold

COOPER
AND
TANNER



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Description

A little slice of 'The Good Life' with views across fields to Brent Knoll and with easy access to the A38 and M5, this charming three-bedroom semi-detached cottage offers plenty of scope for home-grown produce and is currently also home to goats, chickens, and ducks.

Lovingly refurbished over the last few years, maintaining the character of the old cottage with beams, exposed brickwork, and stable doors, whilst bringing it up to date with a 'white and wood' contemporary palette, this delightful home has been completely transformed into the attractive and practical space it is today. The cosy sitting room retains its beams and feature fireplace which houses a wood burning stove. The dining room is not only a lovely room for entertaining with space for a large table and other furniture but also opens out into a conservatory making the most of the fabulous garden and rural views. The kitchen is thoughtfully designed with warm wooden base and wall units, with wooden work surfaces, integrated electric oven and hob, a dishwasher and a double sink. There is ample space for other appliances and extra storage in the adjoining utility room where

there is also a useful shower room and WC. The three double bedrooms are upstairs, each with its own individual character, decorated in a neutral palette, and they share a modern family bathroom.

Outside

For its size, the property offers a wealth of outbuildings and potential for anyone wanting to grow their own produce and perhaps keep some livestock. The extensive garage is currently divided off into different sections for storage, workshop and home for the goats. Gated access opens from the road onto a parking area with access to a storage shed and to the landscaped front garden where there is a small pond. The large rear garden has a cultivated vegetable patch including raised beds, fruit trees, a green house and a polytunnel. Poultry houses and runs are cleverly screened off from the garden leaving an expanse of level lawn for other outdoor activities. For anyone with creative tendencies there is an artist's studio, insulated and with electric, adjacent to the house.









Location

The property is situated just outside of Mark, close to the hamlet of Edithmead and the towns of Highbridge and Burnham on Sea.

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. 7 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 35 miles away respectively with Bristol International Airport approximately 18 miles away.

Directions

From junction 22 of the M5 proceed south along the A38. Continue to the roundabout and take the first exit on to Isleport Road, then left onto Pillmoor Road. The property will be found on the left-hand side of the road toward the end of the lane



Local Information Mark

Local Council: Somerset County Council

Council Tax Band: C

Heating: Oil

Services: Mains electricity and water, private drainage

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

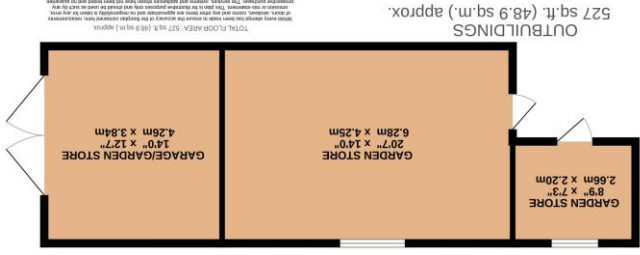
- Highbridge train station



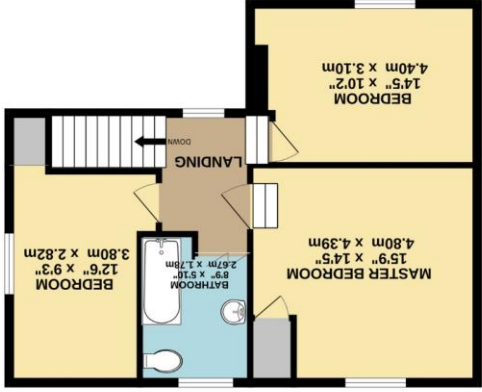
Nearest Schools

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

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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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1ST FLOOR
 574 sq.ft. (53.3 sq.m.) approx.

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