



Peacocks Roost, Littlemoor Road, Mark TA9 4NL

£670,000 Freehold

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## Description

On a tranquil, leafy lane, close to village amenities, this delightful four-bedroom farmhouse combines cottage charm with open-plan contemporary living, with extensive gardens, parking and an enviable 40ft stone barn/garage/workshop.

The pretty cottage and gardens are hidden away behind high gates, walls and fencing which encircle the plot. Private, level gardens stretch out on two sides offering exiting potential for anyone with green fingers; for someone who fancies keeping some chickens and goats; or for any active family who enjoy being outdoors. A large, single storey, stone barn, with tiled roof, situated between the house and the lane, not only provides garaging and storage but is a versatile space offering potential for conversion (subject to consents).

A handy porch/boot room links the barn to the house and, as with most farmhouses, this serves as the main entrance rather than the front door. The two main living areas on the ground floor are the open plan kitchen/dining/living space and the sitting room. The kitchen and utility are fitted with a comprehensive range of warm wooden wall and base units topped with sleek granite work surfaces. The kitchen houses a Belfast sink, and there is space for a Rangemaster cooker, a dishwasher and a fridge/freezer. There is plenty of extra storage in the

utility along with space and plumbing for further appliances. The large 'L' shaped dining and seating area, which extends off the kitchen, has practical tiled flooring throughout which contrasts and complements the white walls and wooden doors and skirting boards. An inglenook fireplace with a log burning stove create a warm focal point for cooler days. The large sitting room, with its oak flooring and French doors to the terrace, offers plenty of space for entertaining or as tranquil haven in which to relax. A further room on the ground floor is currently used as a home office but could easily be transformed into a spacious downstairs bedroom with WC opposite. There are four bedrooms upstairs, three of which have built-in storage. All four bedrooms share a large family bathroom which is fitted with a shower, bath, wash-hand basin, and WC. An open space on the landing has the potential to provide space for a small study area.

Outside, there is paved terracing encircling the house, providing many possible seating areas to make the most of the sunshine throughout the day. Mainly laid to lawn with a few mature fruit trees, the garden next to the house is a blank canvas. A quaint bridge spans the rhyne, extending the garden into the paddock behind the house.









## Location

Mark is 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, a garage and church. There are many active clubs and groups including Mark Friendship Group. 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 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 including sailing on Axbridge Reservoir. The historic village of Wedmore is approx. 5 miles away, offering a wide range of shops and facilities with the coastal towns of Weston-super-Mare and Burnham-on-Sea offering 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 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.

## Directions

Upon entering the village of Mark, proceed past the church and take the first turning on the left. Continue around the back of the church and towards the moors and the property will be found on the right-hand side.



### Local Information Mark

**Local Council:** Somerset Council

**Council Tax Band:** F

**Heating:** Oil central heating

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

**Tenure:** Freehold



#### Motorway Links

- M5



#### Train Links

- Highbridge
- Weston-super-Mare

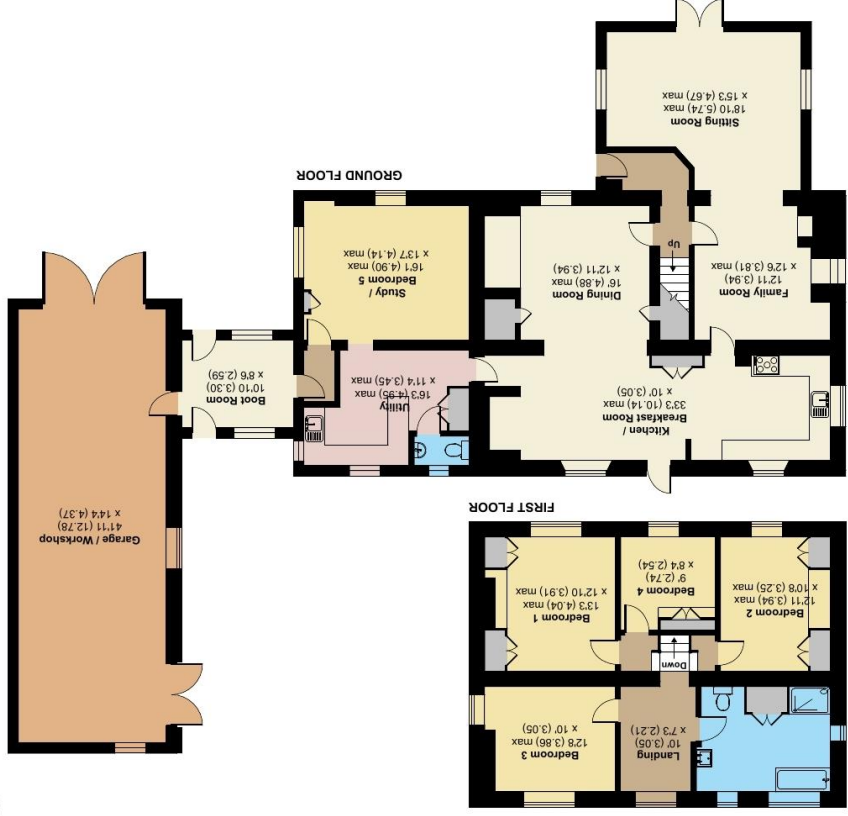


#### Nearest Schools

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

# Peacocks Roost, Littlemoor, Mark, Highbridge, TA9

Approximate Area = 2493 sq ft / 231.5 sq m  
 Garage = 602 sq ft / 55.9 sq m  
 Total = 3095 sq ft / 287.5 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntlhcom 2024.  
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