

Elm Tree Farm, Southwick, Mark, Highbridge, Somerset. TA9  
4LH

£1,200,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)

01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Substantial equestrian property with 20 acres, 10 stables, full-size arena, and self-contained attached annex. Situated in the sought-after village of Mark on the prestigious Southwick Road some thirty miles south of Bristol comes the rare opportunity to acquire this one off property which comprises firstly of a sweeping driveway with formal gardens to the front. A separate driveway to the side of the farmhouse leads to the equestrian facilities, three large garages, a hay barn, a tack, and feed room, and parking for a substantial amount of vehicles.

The original property dates back to circa 1760 and was extended in 1890. It offers the following accommodation, Orangery, reception hall, lounge, dining room, kitchen/breakfast room, study, cloakroom, utility room, master bedroom with ensuite and dressing room, three further bedrooms, main house bathroom, annex with bedroom, sitting room, full kitchen and large shower room, gym leading to laundry room.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached Four Bedroom House
- Self Contained Annex
- Approx 20 Acres of Land
- Horse Stables and Arena
- Three Garages
- Parking for Multiple Cars
- Large Barn
- Paddock
- Gym Room
- Three Log Burners



# ROOM DESCRIPTIONS

## Entrance

Secure gated entrance leading to front driveway laid to stone chippings, front gardens laid to lawn with access into Orangery leading to main front door opening into;

## Entrance Hall

Barn door into entrance hall with access to living room, fantastic size dining area or alternative downstairs bedroom, door to kitchen and stairs rising to first floor landing.

## Living Room

17' 0" x 15' 2" (5.18m x 4.62m) UPVC double glazed windows to front and side aspect, log burner

## Dining Room/Alternative Downstairs Bedroom

17' 10" x 15' 1" (5.44m x 4.60m) UPVC double glazed window to front aspect, radiator.

## Inner Hallway

Obscure glass door opening into inner hallway with access to kitchen/diner, additional reception room currently being used as office, downstairs cloak room, radiator and door to rear garden/driveway.

## Cloakroom

Obscure window to rear aspect, wash hand basin, low level WC, radiator.

## Additional Reception Room/Office

15' 7" x 14' 3" (4.75m x 4.34m) UPVC double glazed window to rear aspect, feature fireplace.

## Kitchen/Diner

17' 7" x 14' 3" (5.36m x 4.34m) UPVC double glazed window to rear aspect, range of wall and base units inset one and a half bowl sink and drainer with mixer taps over, built in fridge, built in dish washer, built in Aga, space for dining table, storage cupboard and door through to;

## Utility Room

12' 0" x 8' 9" (3.66m x 2.67m) UPVC double glazed window to rear aspect, range of wall and base units inset sink and drainer, space for fridge freezer, storage cupboard, door through to

## Inner Hallway

6' 11" x 15' 4" (2.11m x 4.67m) UPVC double glazed window and door to rear aspect, door to Annex and door to Gym room

## Access to Annex

## Entrance Hall (Annex)

Doors to bathroom and both rooms currently being used as bedrooms, radiator.

## Bathroom (Annex)

12' 9" x 5' 9" (3.89m x 1.75m) Fully enclosed shower cubicle with fitted electric shower, low level WC, pedestal wash hand basin, storage cupboard and radiator.

## Bedroom (Annex)

9' 7" x 15' 5" (2.92m x 4.70m) UPVC double glazed window to front aspect, radiator.

## Bedroom/Living Room (Annex)

9' 8" x 15' 11" (2.95m x 4.85m) UPVC double glazed window to front aspect, radiator.

## Kitchen (Annex)

6' 6" x 9' 5" (1.98m x 2.87m) UPVC double glazed window to front aspect, range of wall to base units inset sink and drainer, integrated hob and oven, space for fridge freezer, radiator.

## Gym

11' 1" x 22' 8" (3.38m x 6.91m) UPVC double glazed windows to sides and rear aspects, door to side, door through to;

## Laundry Room

11' 1" x 6' 11" (3.38m x 2.11m) UPVC double glazed window to front aspect, space and plumbing for white goods.

## Stairs Rising to First Floor Landing.

Doors to all upstairs rooms.

## Family Bathroom

7' 3" x 10' 10" (2.21m x 3.30m) UPVC double glazed obscure windows to rear aspect, paneled bath with hand held shower attachment, pedestal wash hand basin, low level WC, fully enclosed corner shower with fitted electric shower attachment.

## Bedroom

17' 7" x 14' 3" (5.36m x 4.34m) UPVC double glazed window to rear aspect, two skylights. and radiator.

## Bedroom

15' 8" x 15' 1" (4.78m x 4.60m) UPVC double glazed window to front aspect, built in wash hand basin.

## Bedroom

11' 9" x 8' 4" (3.58m x 2.54m) UPVC double glazed window to front aspect, radiator.

## Bedroom

13' 8" x 15' 4" (4.17m x 4.67m) UPVC double glazed window to front aspect, radiator, steps down leading to en suite and dressing room.

## En Suite

7' 0" x 14' 5" (2.13m x 4.39m) UPVC double glazed window to rear aspect, paneled bath with mixer taps over, low level WC, pedestal wash hand basin, enclosed glass shower with fitted shower attachment, radiator.

## Dressing Room

7' 8" x 14' 2" (2.34m x 4.32m) Sky light and extractor fan .

## Outside

Approx 20 acres of land mainly laid to lawn with shrubs and trees bordering, all the land is accessed easily and comprises of separate sections including Garages, Horse stables, arena and paddock. and the majority being grass.

## Parking

You have parking for numerous vehicles located to front side and rear, accessed via front driveway and side driveway.



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
 2674.66 ft<sup>2</sup>  
 248.48 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

