



Upper Southwick Farm and Cottage, Mark TA9 4LQ

£985,000 Freehold

COOPER
AND
TANNER



Upper Southwick Farm £985,000 Freehold

House  5  4  2  0.9 acre Grade II Listed

Cottage  1  2  1

Description

Hidden away on a tranquil leafy lane is this beautiful, quintessentially English, five-bedroom country farmhouse and delightful one-bedroom stone cottage, with workshop, garage, and Dutch barn, set on nearly an acre of level, gently landscaped gardens.

The Farmhouse

Upper Southwick Farm has a Grade II listing and retains many period features including flagstone floors, inglenook fireplace, exposed beams, 16-pane sash windows, window seats and shutters. The main house combines warmth and character with modern comforts and contemporary décor. The versatile accommodation includes four reception rooms which, for the current owners, provide two warm and welcoming living rooms, an elegant dining room and an enviable studio space. Complementing the central heating there is a wood burning stove in the inglenook in the sitting room, an open fire in the dining room, and an electric stove in the family room. The kitchen is at the rear of the house overlooking the back garden. It is fitted with a contemporary range of base and wall units with a fabulous Aga. There is a rear porch for muddy boots and wet coats, and there is a separate fully equipped laundry room with extra storage, a cloakroom, and access to the rear garden. Upstairs there are five individual bedrooms, each with its own unique character and style. The stunning, vaulted master bedroom is spacious and has an ensuite shower room. At the other end of the house is a second double bedroom, also with its own ensuite and exposed beams. The three smaller bedrooms in the centre of the house share a fabulous, stylish family bathroom.

The Cottage

The idyllic stone cottage has been a successful holiday-let business for the current owners. It is immaculately presented and provides annexe accommodation for extended family or perhaps as guest accommodation for visiting friends and relatives. The open-plan layout downstairs creates an unexpectedly spacious living area whilst maintaining the cosy cottage feel you would expect. The beautiful, fitted kitchen is equipped with integrated appliances with ample workspace for the most enthusiastic cook. There is a dining area which comfortably takes a large table and room for other furniture, and there is a more intimate sitting area, with flagstone flooring and woodburning stove in the older part of the cottage. A staircase ascends directly into the double bedroom where there is an ensuite WC, and views over the front garden. The contemporary bathroom is downstairs and is fitted with a shower over the bath, a wash-hand basin and WC.

Outside

The level plot extends to just under an acre and is divided into formal gardens at the front, with lawn, paddock, and orchard at the rear. A sweeping driveway crosses the front of the property to give access to the outbuildings which include a vast Dutch barn, a large single garage and a double height old stone workshop with tall double doors and side entrance. There is plenty of parking for numerous vehicles to the rear of the cottage. The plot is surrounded by beautiful Somerset countryside.









Location

Mark is a well-sited and popular Somerset village with an active local community. There is a popular pub in the centre of the village, The White Horse, as well as The Pack Horse on Church Street. Nearer to the property is the Watchfield Inn and the popular Rich's Cider Barn with a well-stocked farm shop and cafe. There is a village hall nearby in Watchfield and also in Mark where there is also a post office/stores, garage and church. There are many active clubs and groups including Mark Friendship Group. With excellent road connections in all directions, Mark is perfect for both the country lover and rural commuter alike.

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. 5 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 30 miles away respectively with Bristol International Airport approximately 18 miles away.

Directions

From the Wedmore office, proceed up Church Street and carry on through Blackford to Mark. Continue along the The Causeway and through the village passing Harp Road and the school on your right. Southwick Road is the second road on the left and Upper Southwick Farm is on the left-hand side. You are welcome to park on the driveway.



Local Information Mark

Local Council: Sedgemoor District Council

Council Tax Band: G

Heating: Oil central heating

Services: Mains electricity and water, private drainage – septic tank

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

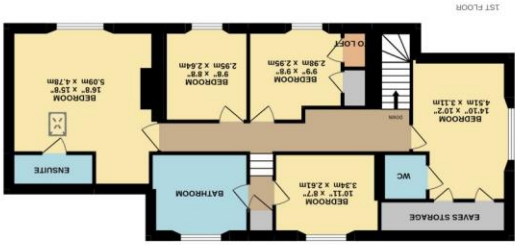
- Highbridge & Burnham
- Weston-super-Mare



Nearest Schools

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





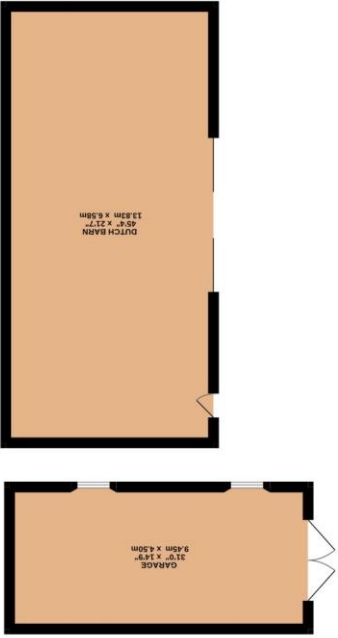
1ST FLOOR



UPPER SOUTHWICK FARM



UPPER SOUTHWICK COTTAGE



TOTAL FLOOR AREA : 4892 sq.ft. (454.5 sq.m.) approx.
 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.
 Made with Metropix ©2022
 Outbuildings not in correct position
 All buildings included in total floor area

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