



Wainbridge, The Causeway, Mark TA9 4QD

£700,000 Freehold

COOPER
AND
TANNER



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 6  3  3 EPC D £700,000 Freehold

Description

Set amongst extensive, level gardens and paddock (with possible planning potential), and surrounded by its own barns and outbuildings, this charming, spacious, five-bedroom, red brick period home with one-bedroom annexe offers a wealth of opportunities.

For those whose needs go beyond that of a traditional house and garden, this property has the space and outbuildings to accommodate anyone from the most active family to the enthusiastic collector in need of storage, or perhaps someone wanting more of 'The Good Life' with space for chickens and a kitchen garden. The level plot stretches to two thirds of an acre which not only includes the buildings and gardens but also plenty of hardstanding providing parking for multiple vehicles. The paddock is situated between the house and a neighbouring building plot which already has planning permission. This plot also offers the space for a new build, subject to necessary consents.

One long single storey outbuilding, with pitched, tiled roof is divided into four large workshops/storage rooms and offers exciting potential for development, subject to permissions, for perhaps Airbnb, conversion into a set of apartments, or maybe business premises. The large, double height barn is made up of an open fronted tractor shed, a haybarn with power and lighting, and an adjoining block-built barn with double doors and high windows. The small barn is in two sections, with doors either side and is currently used for storage. It is next to a metal, corrugated

'stable' currently home to the goat. A self-contained annexe sits in the garden with its own private courtyard. It contains an open-plan kitchen/living space, a double bedroom and a shower room.

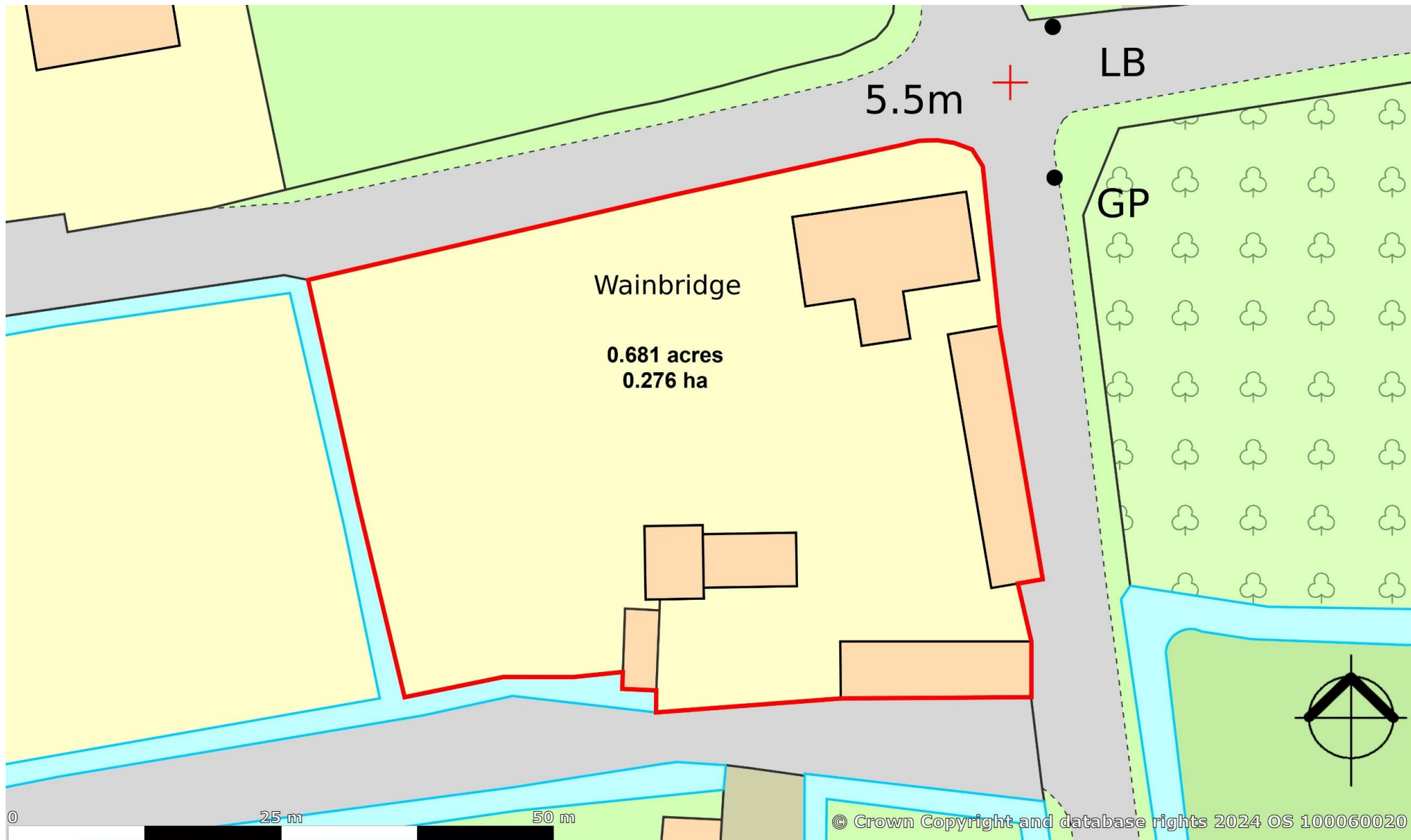
The handsome, red-brick house gives little away from the roadside as to the lifestyle the property has to offer. An extensive open-plan kitchen, dining and living area spans the house front to back and provides a real hub to this sociable home. It opens out into a conservatory extending the space into the lovely garden. A large sitting room offers a more intimate, cosier space with a log burner and feature fireplace. A second reception room, with space for comfortable seating and glass doors to a courtyard, also houses the stairwell with a beautiful arched window. The ground floor also has a study/5th bedroom with French doors to the garden and there is a utility/boot room and WC.

Upstairs there are three light and bright double bedrooms and a single bedroom, all with high ceilings and their own unique style. One of the double bedrooms has an ensuite shower room and a built-in wardrobe. The other three bedrooms share a family bathroom which is fitted in a contemporary style with a large walk-in shower, a bath, wash-hand basin and WC.









Location

Mark is a sought-after Somerset village with an active local community. There are two popular pubs in the centre of the village, The White Horse and The Pack Horse. There is a thriving village hall nearby and a post office/stores, bakery, garage and church. There are many active clubs and groups, details of which can be found at www.markvillage.co.uk. 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 Causeway and through the village the property will be found on the junction of The Causeway and Yardwall Road.



Local Information Mark

Local Council: Somerset Council

Council Tax Band: G

Heating: Oil central heating

Services: Mains electricity, water and drainage

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

- Highbridge
- Weston-super-Mare



Nearest Schools

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

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