



Knox, Blackford Road, Mark TA9 4NR

£1,250,000 Freehold

COOPER
AND
TANNER



Knox, Blackford Road Mark TA9 4NR

 5  4  3 EPC C £1,250,000 Freehold

Description

With spectacular views to the Mendips, this fabulous four-bedroom home with one bedroom annexe, is finished to high standard throughout, with open-plan living areas and well-proportioned rooms, with outbuildings, horseshoe driveway and extensive level gardens front and back.

A sociable, warm and welcoming home, possibly dating back to the 1930s, which the current owners have lovingly renovated and extended to create the fabulous living space it is today. The hub of the home is the stunning, open-plan, vaulted kitchen with tri-fold doors opening out onto a terrace, extending the entertaining and relaxing space into the gardens. The panoramic views from the kitchen and terrace are extraordinary, especially on a summer's day with the doors open and the countryside bathed in sunlight. The kitchen, with its underfloor heating, is fitted with a range of bespoke, solid wood, cabinetry with contrasting granite worktops and a central island topped with a warm oak surface. Appliances include a Rangemaster cooker with gas hob, integrated microwave, dishwasher, and fridge/freezer. There is further storage and space for other appliances in the utility. The spacious sitting room, decorated in a tranquil colour palette with contrasting feature wall and fireplace, provide a cosier space. For more formal dining occasions, the dining room offers plenty of space for a large table, chairs and other furniture. A fireplace features a log burning stove.

The four double bedrooms are upstairs, each with their own charm and character. The principal suite has an ensuite shower room and a walk-in wardrobe. The three other bedrooms share an elegant family bathroom which features a rolltop bath, walk-in shower, wash-hand basin and WC.

Outside, a horseshoe driveway sweeps past the front of the house to a double carport and garage. Steps up the side of the garage lead to an open-plan, one-bedroom annexe, finished in an attractive white and wood contemporary style with vaulted ceiling. There is a stylish shower room with wash-hand basin and WC.

The house is set away from the road, beyond its leafy, green front garden, hidden away behind mature hedging and trees. Gated access on both sides of the property lead into the extensive, level rear gardens via a five-bar gate on one side and through a secluded courtyard on the other. Stunning gardens stretch out from the back of the house with uninterrupted countryside views. The garden is full of surprises and is thoughtfully designed with seating and entertaining areas to make the most of the views and the sunshine. A covered terrace houses a pizza oven and has space for tables and chairs. Amongst the many other treats in this garden is a decked area overlooking a wildlife pond, a greenhouse and kitchen garden, and a workshop with a tiled, shady veranda over a paved terrace.









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 village of Mark, heading in the Wedmore direction on the Blackford Road B3139, passing Perry Lane on the left, Knox can be found a little way further along on the left-hand side. There are two driveways into the property.

From the Wedmore direction, on the B3139, heading into Mark, passing Somerlap on the right, and then a field, the house will be located on the right-hand side, well hidden behind high hedges and trees.



Local Information Mark

Local Council: Somerset

Council Tax Band: F

Heating: Oil

Services: Mains electric and water, private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge
- Weston-super-Mare



Nearest Schools

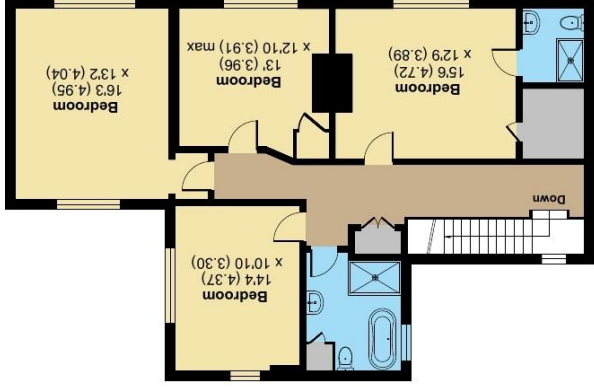
- Mark First School
- Hugh Sexey Middle School
- Kings of Wessex Academy

Blackford Road, Mark, TA9

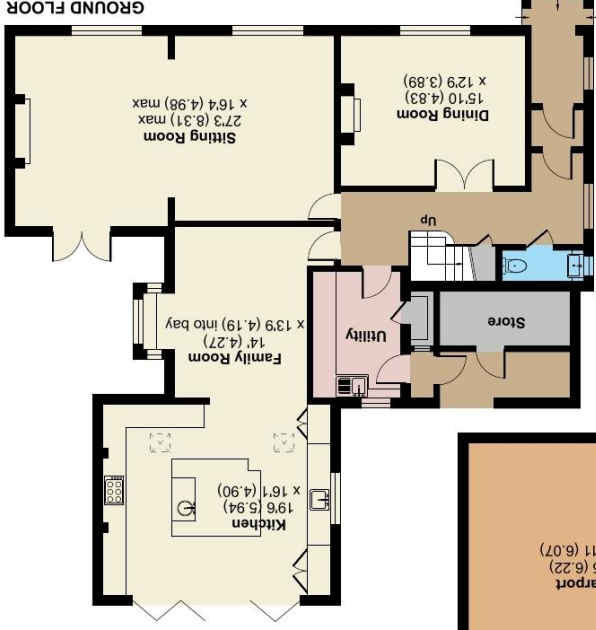
Approximate Area = 2795 sq ft / 259.6 sq m (excludes carport)
 Outbuilding = 465 sq ft / 43.1 sq m
 Annex = 478 sq ft / 44.4 sq m
 Total = 3738 sq ft / 347.1 sq m
 For identification only - Not to scale



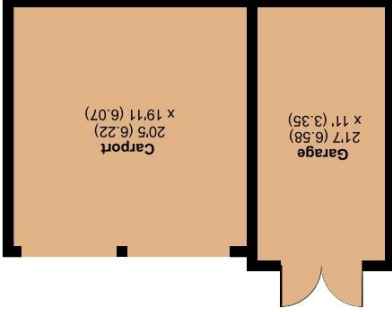
FIRST FLOOR



GROUND FLOOR



ANNEXE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nktbecom 2024. Produced for Cooper and Tanner. REF: 1161290

WEDMORE OFFICE

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