



Lower Plaish, Kingsway, Mark TA9 4NU

£800,000 Freehold

COOPER
AND
TANNER



Lower Plaish Kingsway, Mark TA9 4NU

 5  3  3  0.9 acre EPC E

£800,000 Freehold

Description

Situated in this rural idyll with breathtaking views in all directions this warm and welcoming five-bedroom family home offers versatile, open plan living spaces with separate annexe potential, extensive plot, and outbuildings.

Dating back to the 1920s and extended in 1992, the rooms are well-proportioned and decorated in an attractive contemporary palette. Practical limestone flooring runs throughout the main living area, with carpet adding a cosier feel to the sitting room. The main hub of the home is the open-plan kitchen, dining and living area with French doors which can be flung open to the garden on sunny days, whilst the Klover biomass boiler offers a warm focal point on colder days and provides the heating and hot water. The kitchen is fitted with a range of farmhouse style base and wall units with an electric five-ring range-style cooker. A large open hallway, with front and back entrance doors and stairs to the first floor, also creates space for a more formal dining area. The sitting room, with open fireplace, retains the charming character arched windows of the original building. It is a more intimate space with its fire and bay window. Extra storage can be found in the large cloakroom with WC next to the front door. The ground floor extends from the kitchen, out through the boot room, into a useful bedroom currently functioning as a home office. It has a modern wet room and laundry room.

Upstairs there are four double bedrooms. The primary bedroom, with ensuite bathroom with bath and separate shower, echoes the character of the sitting room, with a pair of delightful arched windows looking out across the fields to Brent Knoll. The other bedrooms share a family bathroom fitted with a shower unit and bath.

Outside

The property is situated on a level plot of just under an acre with stunning views in all directions. The house is side on to the road with the driveway coming in across the front of the house and leading to a barn, paddock, the double garage which adjoins the house, and to a detached double garage/workshop. Lawned area to the front of the house provides a tranquil spot for sitting and enjoying views to The Mendips. The rear garden can be accessed from both sides of the house. To the Western side there is a sun-terrace and paving which continues across the rear of the property. The extensive south-facing back garden is mainly laid to lawn, with hedging on two sides, fruit trees and a sunken trampoline.

Solar panels and the installation of the biomass boiler have vastly improved the energy efficiency of this home.











Local Information Mark

Local Council: Somerset

Council Tax Band: E

Heating: Biomass boiler

Services: Mains electric (and solar panels), mains water, private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge Train Station



Nearest Schools

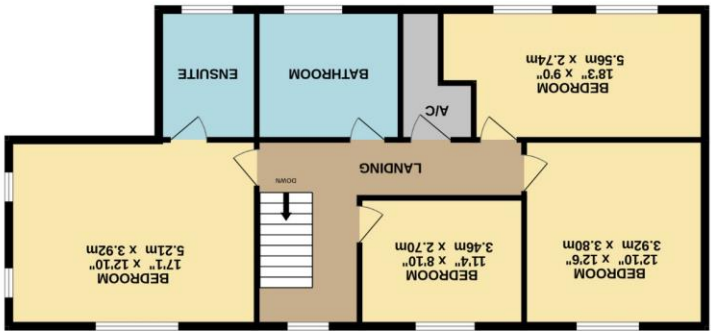
- Mark First School
- Hugh Sexey Middle School
- Kings of Wessex Academy and Sixth Form

WEDMORE OFFICE
 telephone 01934 713296
 Providence House, The Borough, Wedmore, Somerset BS28 4EG
wedmore@cooperandtanner.co.uk

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



COOPER
 AND
 TANNER



1ST FLOOR



GROUND FLOOR

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 ©2024

LOWER PLAISH, KINGSWAY/MARK,SOMERSET, TA9 4NU