



60 Merryfield, Mark TA9 4NB

£625,000 Freehold

COOPER
AND
TANNER



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Description

Extensive five-bedroom bungalow, beautifully presented, with versatile accommodation to adapt to a multitude of needs, surrounded by mature level gardens, at the end of a quiet cul-de-sac, in the heart of Mark village.

This extraordinary property has been lovingly maintained and is finished throughout in a modern, neutral colour palette, creating an ideal home for anyone wanting to move in, unpack and get on with life. Alternatively, for someone excited by a project, the property could be reconfigured to create fewer rooms and open-plan living spaces; or it could easily be divided up to provide two independent homes in one, each with its own living space, kitchen, bedrooms and front door.

The two sitting rooms are situated at opposite ends of the bungalow, each with French doors to garden conservatories, and both rooms have cosy, log burning stoves for those cooler days. The open-plan kitchen/dining room is fitted with an attractive range of modern wall and base units with contrasting wood-effect work surfaces and hard-wearing luxury vinyl flooring. An archway leads through into the dining area where there is plenty

of space for a dining table and there are matching kitchen units cleverly designed to create the look of a dresser and provide practical storage. Further cupboards and space for appliances are found in the large utility and laundry room, leaving the kitchen free of clutter.

Of the five-double bedrooms, two are currently used as an office and a snug. The three other bedrooms have built-in wardrobes, and the principal bedroom also benefits from an ensuite shower room. With two bathrooms (with bath and shower) and a shower room this property can easily accommodate a large family.

Outside, the extended level garden which wraps around the property on two sides has been lovingly landscaped with areas of lawn, paved patio, shingle and paved pathways, and a pond all framed by mature flower beds trees and shrubs. The lovely kitchen garden is a practical and productive space with two greenhouses and a shed. An extensive, private driveway at the front of the property provides parking for numerous vehicles and access to a double garage.









Location

Mark is a popular village with a thriving community. There is a village hall and two popular pubs, the Packhorse and The White Horse. There is also a village store and post office, a garage and church. There are many active clubs and groups including Mark Friendship Group. Mark falls within the Wessex Learning Trust catchment area for schools, which is a three-tier system with an excellent first school in the village, Hugh Sexey Middle School in the neighbouring village of Blackford and the Kings of Wessex Academy Senior School in Cheddar. There are also many reputable private schools within proximity, including Wells Cathedral School, Millfield and Sidcot Schools. Excellent sport facilities are available including Mark Bowling Club, Mark Cricket Club, the Isle of Wedmore golf club, football and tennis clubs. The general area offers a range of outdoor and country pursuits including sailing on Axbridge Reservoir.

The historic village of Wedmore is approx. 5 miles away, offering a wide range of shops and facilities with the coastal towns of Weston-super-Mare and

Burnham-on-Sea offering 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 offer a direct service to Bristol and London Paddington and Bristol International Airport is approximately 17 miles away. The cities of Bristol and Bath are within commuting distance. With excellent road connections in all directions, Mark is perfect for both the country lover and rural commuter alike.

Directions

Heading into the village of Mark from the Wedmore direction on Church Street, passing the church and The Packhorse Inn on the left, the post office and Kingsway on your right, Merryfield is the next turning on the right-hand side. Number 60 is at the end of the cul-de-sac.



Local Information Mark

Local Council: Somerset

Council Tax Band: G

Heating: Oil

Services: Mains electricity, water and 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

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