

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



IVY COTTAGE, MARK, SOMERSET, TA9 4NA



**IVY COTTAGE,
MARK, SOMERSET, TA9 4NA**

Wedmore 5 miles, Wells 13 miles, Taunton 23 miles, Bristol 25 miles

A delightful, double fronted, 4 bedroom home, in the heart of a popular village between Wedmore and Burham-on-Sea.

The house offers an entrance hall, dining room, snug, family bathroom, utility cupboard, kitchen, sitting room, office, garage/gym/workshop and upstairs there are 4 bedrooms and 3 ensuite shower rooms.

Outside to the front is a garden and parking with a bin store and at the rear an enclosed lawned garden and utility room/boiler room.

Guide Price £550,000

Location

Situated in the heart of the village of Mark with fabulous views over open countryside to the south. The village has a church, a junior school, 2 pubs, village store and post office, a very good garage, a saddler, a hardware store and a busy village hall. Set in a rural location, it is surrounded by farmland and there are many wonderful footpaths and quiet lanes, the M5 is only 3.5miles to the west and the beaches and facilities of Burnham-on-Sea and Berrow are not much further. Wedmore, which has sports facilities and further amenities, is 3.5miles to the east.

The village community is friendly and diverse.

Description

A very attractive village house, (circa 1800), with a cottage garden, thatched porch and parking to the front and an enclosed garden to the rear. The accommodation is full of character with exposed stone walls, beams, flagstone floors, oak ledge and brace doors, oak floors, and new column radiators downstairs. Downstairs it is cosy and cottage like in the two original front rooms, then the accommodation opens up at the rear and the bedrooms have high ceilings and attractive bespoke built in wardrobes. The integral garage is a versatile space thought to have once been a bicycle repair shop.





Accommodation

A charming, thatched porch welcomes you to the front door where a wrought iron bell-pull is a delightful, authentic feature. The front door opens to the hallway, to the left is a dining room and to the right a snug. Both rooms have fireplaces with wood burning stoves, oak floors and south facing windows with views of the garden and farmland beyond. The hallway widens to a central reception area. To the left is the family bathroom with tongue and groove panelling. Beside this, double doors open to a utility cupboard which has fitted wall units, a worksurface, plumbing for washing machine and tumble dryer and space for a fridge/freezer, this is also a handy storage area. Stairs rise on the right and the kitchen is straight ahead. The kitchen is a very appealing room with a charming, cottage aesthetic achieved with bespoke, painted, timber units, Moroccan style tiles, wooden worksurfaces, a Belfast sink, space for a dishwasher, integrated electric hob, oven and extractor. In addition, there is a central island with dark granite work surface, flooded with plenty of natural light from two roof lights and French doors to the rear garden. A double doorway leads through to the dual aspect sitting room which has a pine floor, French doors to the rear terrace and a wood burning stove with attractive log store behind. Beyond this is a cosy office and the integral garage which is currently used as a storeroom and gym. The double garage doors are still in place. A section of this space has been converted to a bin/recycling store which is accessible from the drive.

Upstairs there are 4 bedrooms and 3 ensuite shower rooms. There are built-in, bespoke wardrobes and the principal bedroom has an almost vaulted ceiling and wonderful views to the south over pastures.

Outside

The house has a delightful, mature, front garden enclosed by a redbrick wall and hedges with shrubs, floral beds and a lawned area. A path leads from a timber garden gate, through the garden, to the front door. To the east is a gravel drive with parking for at least a couple of cars. Double timber doors, which look like garage doors, open to the bin and recycling store.

To the rear of the house there is a terrace with space for a table and chairs beside the house and a lawned area bordered by floral beds with some well maintain trees including a pear. To the west there are raised vegetable beds and a door opens in the west end of the house to a utility room/boiler room which has plumbing for a washing machine and tumble dryer. At the far end of the garden is another terrace ideal for a table and chairs.





Tenure and other points

Leasehold. Mains electricity, drainage, water. Oil fired central heating. New triple glazing to the front 2 years ago. Council Tax Band F. EPC rating D.

Directions

From Wedmore take the B3139 westwards to the village of Mark. Continue through the village past the shop on your right. Continue past Kingsway for approx. 230mts and the house will be found on your right after the layby and before Fishers Lane.

What3words:///spark.crass.thrashing

About the area

Mark has an active and friendly community. There is a post office and stores, Church, a busy village hall, a couple of good pubs and several local societies and clubs.

Excellent state schools include Mark First School, Hugh Sexey Middle School in Blackford and the Kings of Wessex School in Cheddar. There are also well-respected independent schools within the area including Millfield, Wells Cathedral and Sidcot. The Saxon village of Wedmore lies a few miles east and is a delightful and extremely active centre and in many ways is an archetype of an English village. There are historic buildings including the medieval church next to an old coaching inn, a general store/newsagent, post office, butchers, chemist, various other interesting shops, plus pubs, restaurants and tea rooms.

There's a wide range of cultural and sporting clubs and societies. Swimming pools at both Cheddar & Wells; Sailing & Windsurfing Clubs at Cheddar Reservoir; the Badgworth Equestrian Centre; Wedmore 18 Hole Golf Course; Floodlit AstroTurf Tennis Courts; Indoor and Outdoor Bowling Green, Football and Cricket clubs. The beach can be found 10 minutes to the west at Burnham-on-Sea and Berrow.

The Cathedral City of Wells is approximately 13 miles away and it provides a good range of business, recreational and shopping facilities. City shopping centres are available at Taunton, Bath and Bristol.

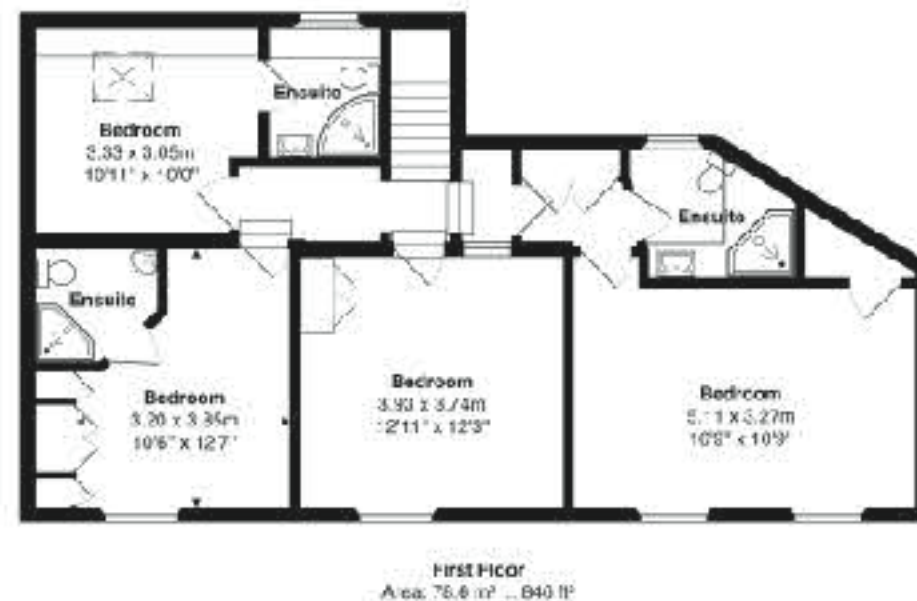
Communications in the area are good with access to the M5. A local train service from Highbridge (3 miles) links with the intercity train services at Taunton and Bristol Temple Meads to London Paddington taking approximately one and a half hours. Castle Cary, a mainline station, is about 25 miles whilst Bristol International Airport is 17 miles away.



Ivy Cottage, Mark



Approximate gross internal floor area of main building - 190.7 m² / 2,052 ft²



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

1 Priory Road, Wells, Somerset, BA5 1SR. Tel: 01749 670079 - E: info@roderickthomas.co.uk

