

Claymore, Church Street, Mark TA9 4NA

£625,000 Freehold

COOPER AND TANNER



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5 2 4 EPC C £625,000 Freehold

Description

Set in the heart of the village of Mark, Claymore is a practical and modern 5 double bedroom detached home with parking for several cars, an open plan kitchen/diner and three ensuite bedrooms, including a ground floor bedroom suite.

The kitchen/dining room provides a spacious entertaining space with views across the garden and access to the lovely sun terrace. An array of contemporary wall and base units are topped with sleek quartz worksurfaces. There is an integrated Bosch dishwasher and space for a range cooker and fridge/freezer. A large peninsular provides space for additional seating and separates the kitchen from the dining area where the current owners have also created a comfortable seating area. The adjoining utility room provides more storage, space for appliances and access to the ground floor bedroom suite which has far reaching countryside views and a modern ensuite with a large walk-in shower.

The bright, double-aspect sitting room, enjoys views across the open countryside to the front and access to the garden via French doors at the rear. Whilst being light and spacious, the warm wood-effect flooring and the inset wood-burning stove create an intimate and cosy ambience for relaxing or socialising. The entrance hall is light and modern with understairs storage and access to a downstairs cloak room. Upstairs, the principal bedroom is generously proportioned and enjoys wonderful countryside views, in-built storage and an ensuite shower room. The second bedroom features fitted wardrobes and an ensuite shower room, there are two further double bedrooms and a single bedroom, currently used as a study. The family bathroom is fitted with a stylish modern suite.

Outside

The driveway provides parking for several cars and there is an EV charging point. There is additional private parking in the layby at the front of the property. A side pedestrian gate gives access to the pretty rear garden which has been thoughtfully landscaped to include a sun terrace, lawn and decked seating area for entertaining, relaxing and enjoying the sunshine. The garden is well-stocked with a range of trees, shrubs and mature borders and there are a couple of garden sheds.



















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. The historic village of Wedmore is approximately 4 miles away, and access to the M5 motorway is via junction 22 and is 3 miles in the other direction.

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.

Directions

From Wedmore proceed along the B3139 through the village of Blackford passing Hugh Sexey School on the left-hand side. Upon entering the village of Mark, proceed past the church and The Packhorse on the left, pass the post office and The Kingsway on the right, to where the road narrows through the traffic-calming scheme and Claymore can be found on the right behind the layby.
From the Highbridge direction, follow the B3139 into Mark, along The Causeway, after passing The White Horse on the left, the property will be found on the left, alongside the layby.

You are welcome to park on the driveway or in the layby for your viewing.

Agent's note regarding the garage conversion:
The builder who converted the garage confirms to the vendor that it is to building regulations standards.

Local Information for Mark

Local Council: Somerset

Council Tax Band: E

Heating: Oil fired central heating

Services: Mains electricity, water and drainage

Tenure: Freehold

Motorway Links
- M5
- M4

Train Links
- Highbridge and Burnham

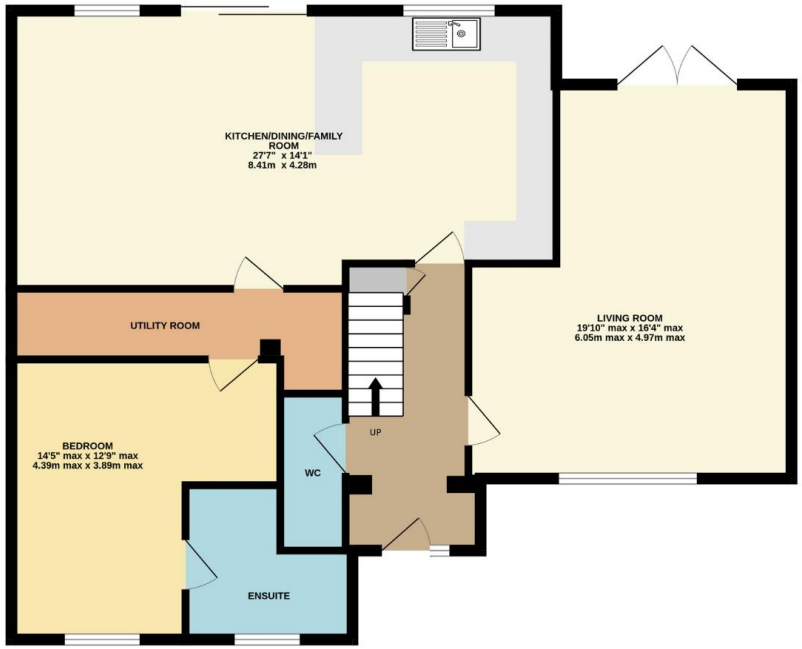
Nearest Schools
- Mark First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



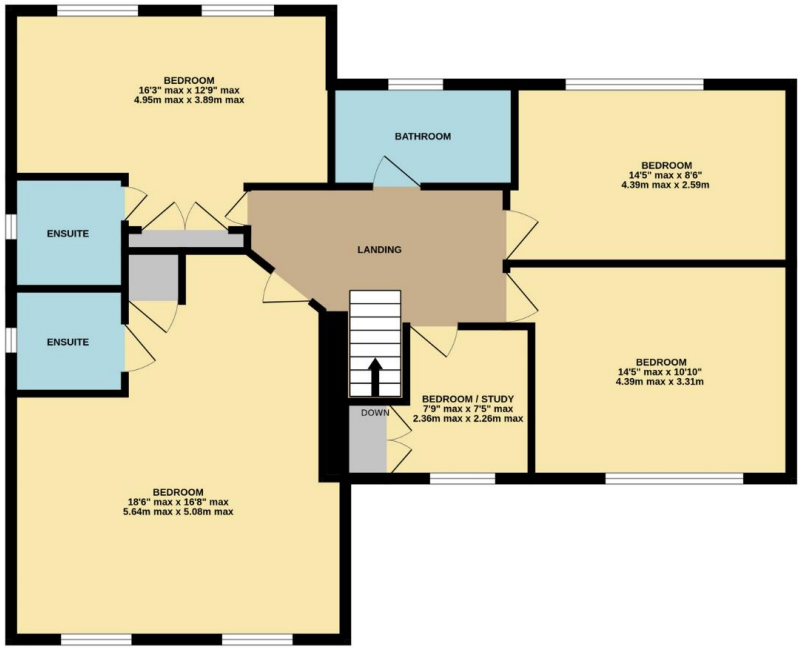




GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 2018 sq.ft. (187.5 sq.m.) approx.

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

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