



CORNDELL FARMHOUSE
Mark, Highbridge, Somerset, TA9 4PZ

DJ&P
DAVID JAMES & PARTNERS

RESIDENTIAL

CORNDELL FARMHOUSE

Mark, Highbridge, Somerset, TA9 4PZ

A substantial detached modern farmhouse set well back from the road with large gardens to front and rear.

- Detached family home
- Four bedrooms
- Two reception rooms
- Conservatory and study
- Double garage
- Utility room
- Master ensuite
- Family bathroom
- Cloakroom
- Gardens
- Ample parking
- EPC Rating: D

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DESCRIPTION

Corndell Farm is a superb opportunity to acquire a substantial detached modern farmhouse amounting to 2733 sq ft. The property was built by the current owners and offers generous gardens to front and rear.

SITUATION

Mark is a popular Somerset village which lies approximately 3 miles West of Wedmore. Within the village there are two public houses, village hall Post office/Stores, Garage and Church. There are many active clubs and groups available within the community including Mark Friendship Group. With excellent road connections in all directions, Mark is perfect for both the country lover and rural commuter alike. The A38 is approximately 2 miles giving access onto the M5 and just 4 miles away is Highbridge & Burnham railway station with regular trains to Bristol Temple Meads and Bristol Parkway. Bristol airport is approximately 13 miles north.

ACCOMMODATION

Corndell Farmhouse is a detached property set well back from the road built 19 years ago for the present owners. It has mellow brick elevations, hardwood windows and oil fired central heating, and good size gardens to front and rear.

The accommodation comprises: A spacious reception hall which leads to each of the principle rooms via multi paned hardwood doors and staircase to the first floor. The sitting room has a natural stone pillared fireplace with beam over housing a woodburning stove. The dining room (used as a snug sitting room) has double doors into the conservatory and kitchen, and there is a good size study. The kitchen is the hub of the house, spanning its full width with the kitchen area fitted with oak floor and wall units with integrated appliances: electric double oven, halogen hob & dishwasher, there is space for a fridge freezer and window to front. The dining area overlooks the rear of the house.

From the kitchen the rear lobby with stable door to the outside leads into a utility room with laundry facilities and door into the double garage, which houses the oil fired central heating boiler. There is a second downstairs cloakroom with access from outside.

The turning staircase leads to a half landing and up to a spacious first floor landing with returning balustrades making a galleried landing which leads to each of the four double bedrooms. The master of which has an en suite bath and shower room and most have built in wardrobe cupboards. There is also a family bathroom on the first floor which has a white suite of bath and separate shower cubicle.

OUTSIDE

The house is approached via a wide drive onto its own private driveway to the front, leading to the DOUBLE GARAGE.

ALSO AVAILABLE - BY SEPARATE NEGOTIATION

- Detached barn for conversion – 2596 sq ft
- Second detached barn for conversion – 658 sq ft
- Agricultural barn and yard
- 5.01 acres
- Guide Price £300,000

LOCAL AUTHORITY Somerset Council

GUIDE PRICE £530,000

REFERENCE 25342/240417
Amendment 1:25342/151117

VIEWING

Strictly by appointment with the Agents: David James & Partners Ltd. Tel: 01934 864300

PLANS AND PARTICULARS

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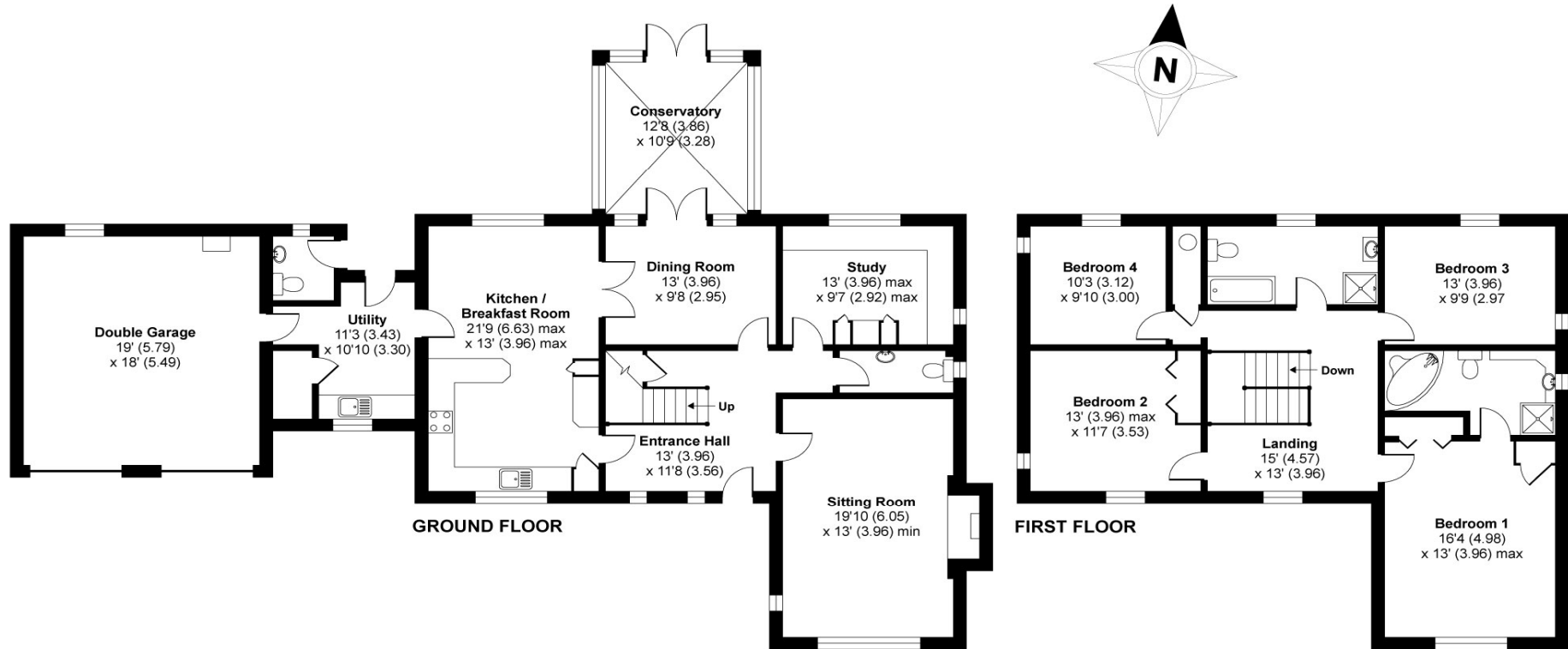
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



The Causeway, Mark, Highbridge, TA9

APPROX. GROSS INTERNAL FLOOR AREA 2733 SQ FT 253.8 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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