



CORNDELL FARM

Mark, Highbridge, Somerset, TA9 4PZ

DJ&P
DAVID JAMES & PARTNERS

RESIDENTIAL

CORNDELL FARM

The Causeway, Mark, Highbridge,
Somerset, TA9 4PZ

A substantial detached modern farmhouse with a detached brick and timber barn with planning permission for conversion, agricultural yard, further brick barn with planning permission for conversion and agricultural open barn. In all 5.27 acres.

- Detached 4 bedroom farmhouse
- Detached barn for conversion
- Second detached barn for conversion
- Agricultural barn and yard
- In all 5.27 acres
- Farmhouse - 2733 sq ft
- Rear Barn - 2596 sq ft
- Side Barn - 658 sq ft
- EPC Rating: D

Barley Wood Stables, Long Lane, Wrington
North Somerset, BS40 5SA
wrington@djandp.co.uk
Tel 01934 864300
www.djandp.co.uk

DESCRIPTION

Corndell Farm is a superb opportunity to acquire a substantial detached modern farmhouse amounting to: 2733 sq ft



A detached brick and timber barn with planning permission for conversion to a residential dwelling, comprising some 2596 sq ft internal gross floor space, plus a garage and store of 697 sq ft internal gross floor space (approximately) Ref: 33/17/00005. There is also another detached brick outbuilding with residential planning permission Ref: 33/17/00011 which will comprise a 1 bed dwelling of approximately 658 sq ft.



In addition there is a modern **open fronted agricultural barn** to the rear, ample concrete yard areas and some 5 acres of level pasture.

SITUATION

Mark is a popular Somerset village which lies approximately 3 miles West of Wedmore. Within the village there are two pubs, 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.

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

Corndell Barn

The drive leads past the main house to the rear where a detached barn stands well back with extensive concrete yard to the front. The barn has mellow brick and timber elevations and planning has been granted via Sedgemoor District Council on 9th February 2017 ref: 33/17/00005 for conversion to a residential dwelling comprising a gross internal floor area of approximately 2596 sq ft.

The majority of the accommodation is on the ground floor with a bedroom and shower room located on the first floor. Integral to the living accommodation is a large open fronted garage and adjoining garden store.

Corndell Annexe Barn

On the opposite side of the drive to the barn and house is a detached brick building, planning has been granted via Sedgemoor District Council on 18th May 2017 ref 33/17/00011 for a one bedroom dwelling.

OUTSIDE

Beyond the rear of the main barn is a further concrete yard area beyond which is the large open fronted Atco style barn.

The side open fronted outbuildings with galvanized rooves, the cattle cubicles and the dutch barn are to be demolished and the existing access altered.

Beyond the yard area and with a track to one side is a level field with good pasture amounting to approximately 5 acres. The site in total amounts to 5.27 acres.

GUIDE PRICE £850,000 as a whole

LOCAL AUTHORITY Somerset Council

REFERENCE 25342/240417

VIEWING

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



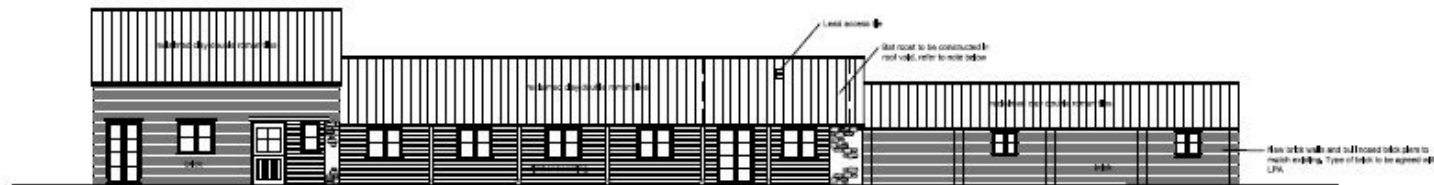
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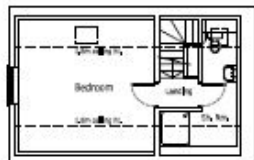
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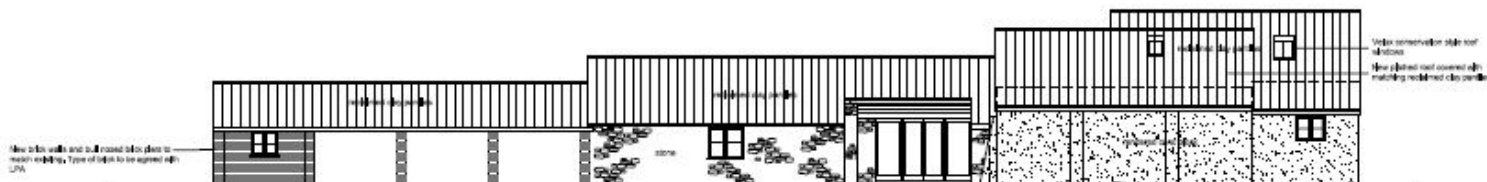




South Elevation

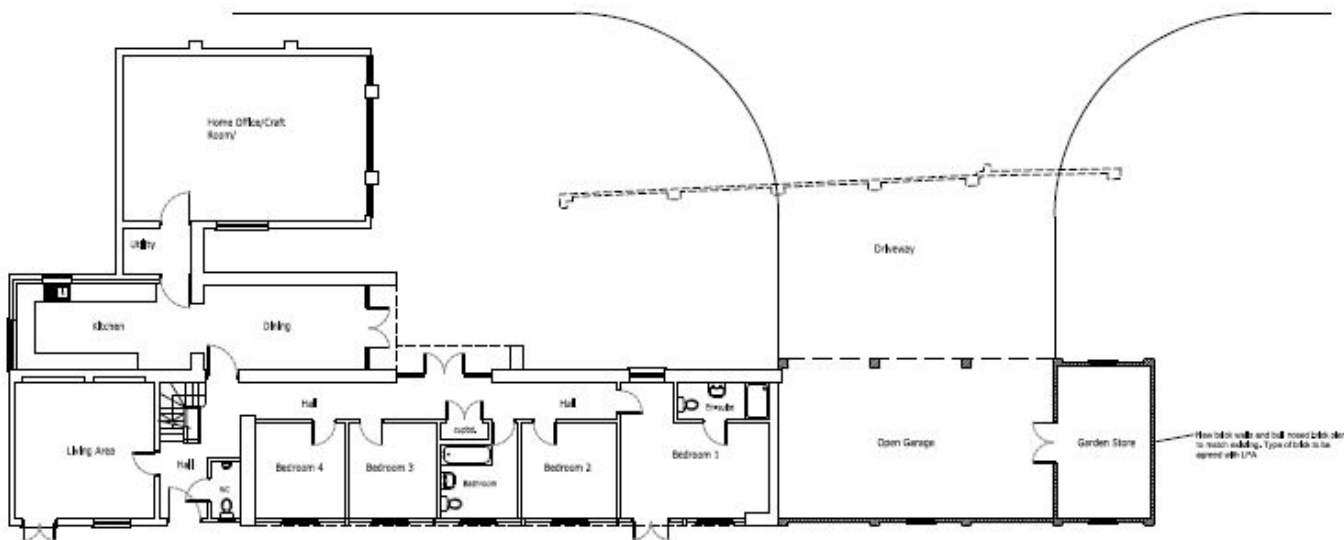


First Floor Plan



North Elevation

Red Brick Construction Details
 The flat roof over the level access is a width of roof eaves is 2.0 - 2.2m height as the space with a level access. In the south facing roof slope is 12:12 pitch. The ceiling structure is constructed of 100mm timber joists covered with one layer of 12.5mm plasterboard. The ceiling is to be finished with a coat of 12.5mm plaster and the floor of the room is to be covered with 120mm T&G floor boarding and any small gaps filled with mastic.



Ground Floor Plan



West Elevation



East Elevation

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Project:
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Drawing Title:
 Design Proposals for Conversion
 Barn A into a Dwelling

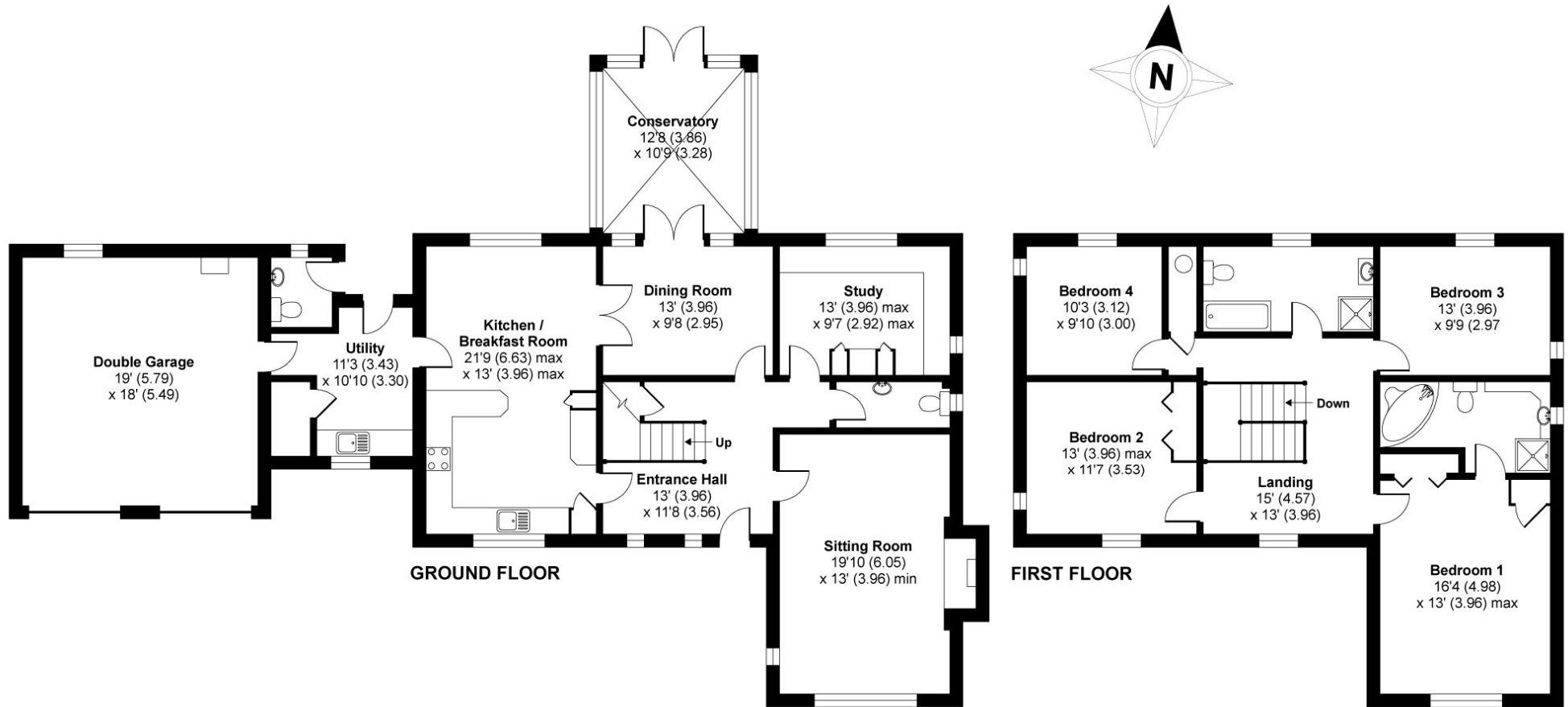
Scale: 1 : 100 @ A1 Date: Sept 2016

Drawing No: 870-04D

Paul Martin Associates

The Causeway, Mark, Highbridge, TA9

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





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Corndell Annexe Barn

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OUTSIDE

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GUIDE PRICE £850,000 as a whole

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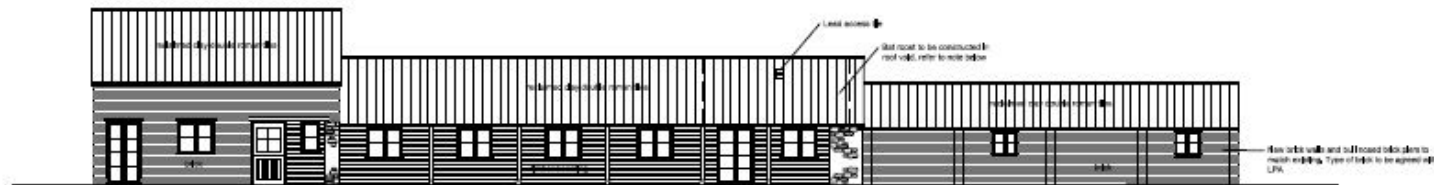
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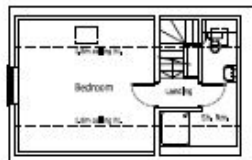
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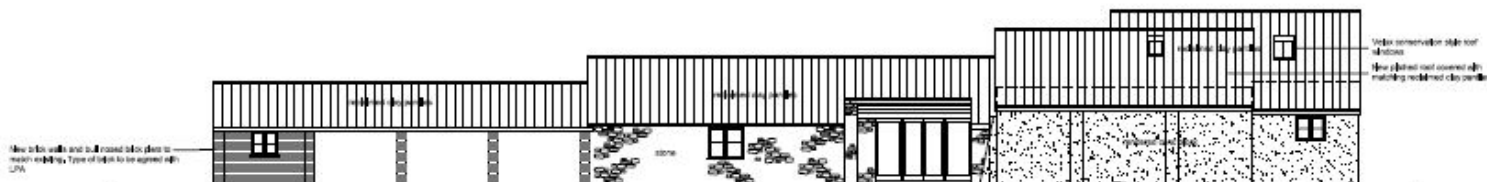




South Elevation

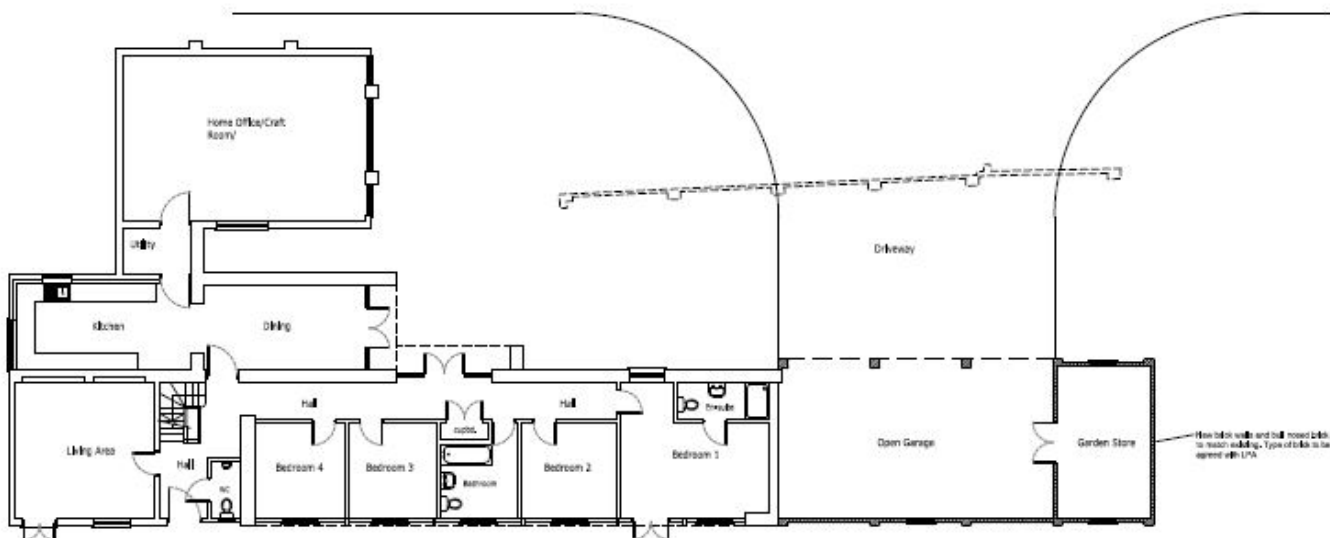


First Floor Plan



North Elevation

Red Roof Construction Detail
 The flat roof over the level access is a width of roof space is 2.0 - 2.2m height as the space with a level access. In the south facing roof slope is 12:12 pitch. The ceiling in this area is constructed of 10mm Gyproc Plasterboard covered with one layer of 12.5mm plasterboard. The ceiling is to be finished with a coat of Dulux 12gram and the floor of the roof is to be covered with 120mm T&G floor boarding and any small gaps filled with mastic.



Ground Floor Plan



West Elevation



East Elevation

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 Design Proposals for Conversion
 Barn A into a Dwelling

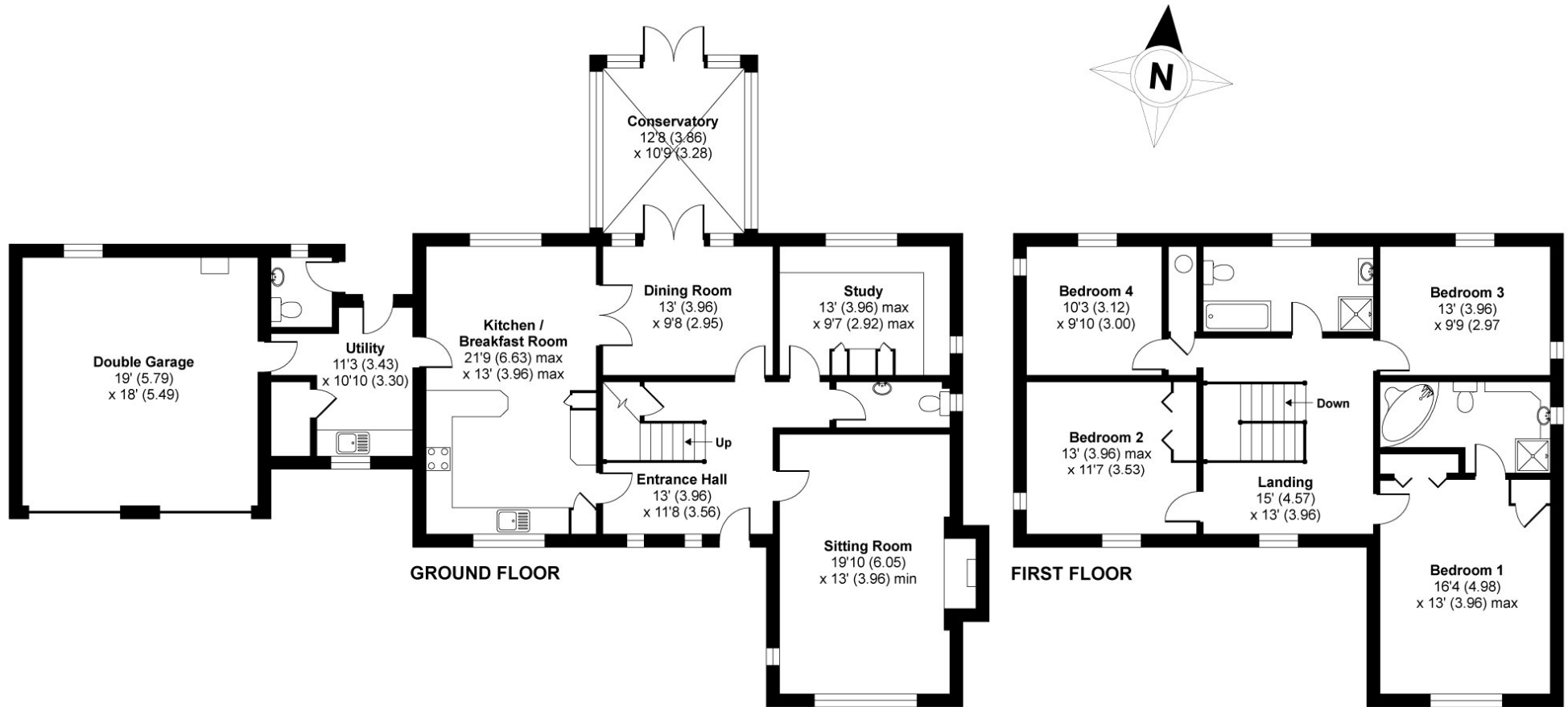
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- Detached barn for conversion
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SITUATION

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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.

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Corndell Barn

The drive leads past the main house to the rear where a detached barn stands well back with extensive concrete yard to the front. The barn has mellow brick and timber elevations and planning has been granted via Sedgemoor District Council on 9th February 2017 ref: 33/17/00005 for conversion to a residential dwelling comprising a gross internal floor area of approximately 2596 sq ft.

The majority of the accommodation is on the ground floor with a bedroom and shower room located on the first floor. Integral to the living accommodation is a large open fronted garage and adjoining garden store.

Corndell Annexe Barn

On the opposite side of the drive to the barn and house is a detached brick building, planning has been granted via Sedgemoor District Council on 18th May 2017 ref 33/17/00011 for a one bedroom dwelling.

OUTSIDE

Beyond the rear of the main barn is a further concrete yard area beyond which is the large open fronted Atco style barn.

The side open fronted outbuildings with galvanized rooves, the cattle cubicles and the dutch barn are to be demolished and the existing access altered.

Beyond the yard area and with a track to one side is a level field with good pasture amounting to approximately 5 acres. The site in total amounts to 5.27 acres.

GUIDE PRICE £850,000 as a whole

LOCAL AUTHORITY Somerset Council

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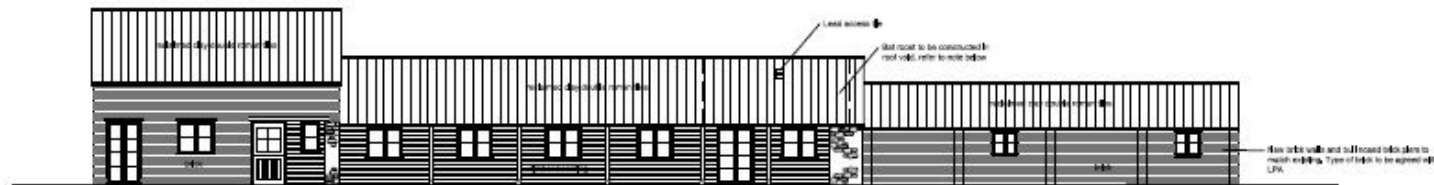
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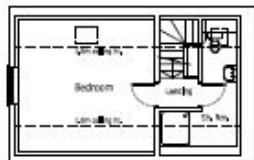
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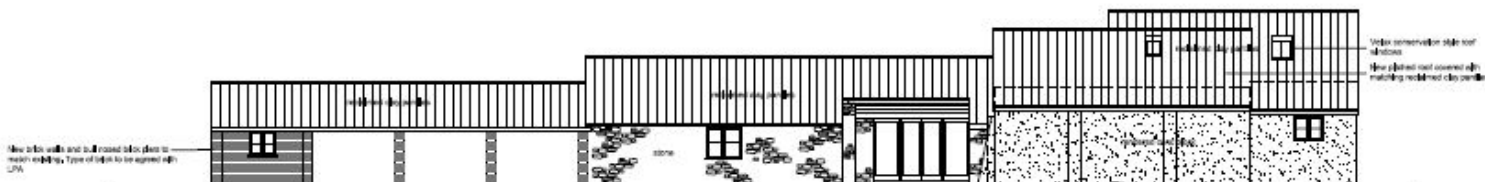




South Elevation

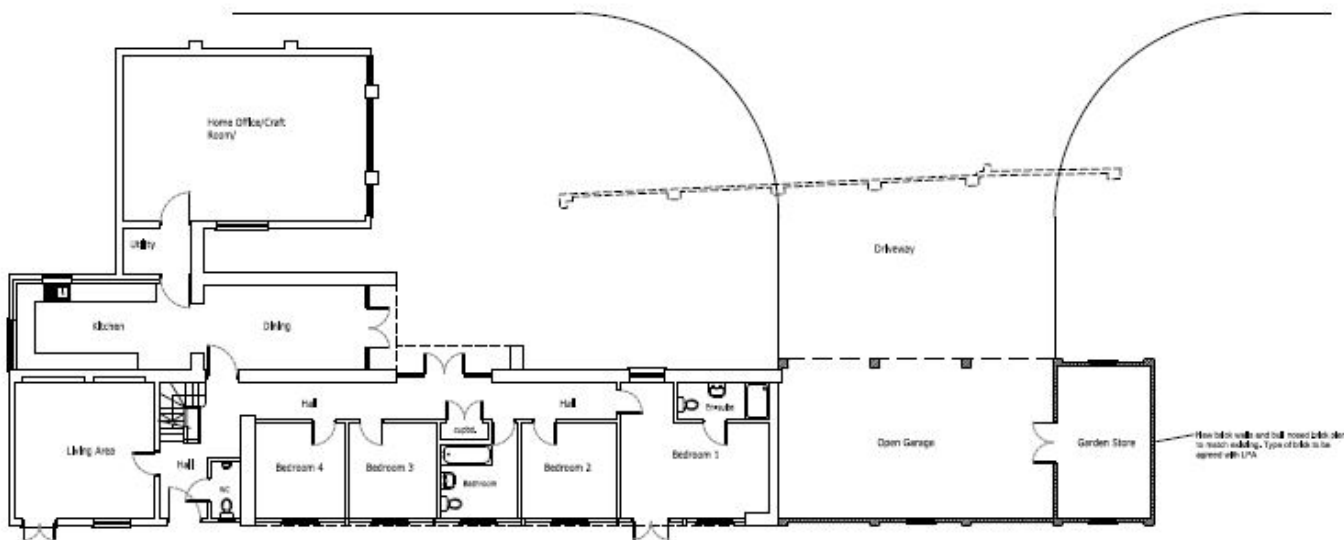


First Floor Plan



North Elevation

Red Brick Construction Details
 The brickwork shall be laid in a width of not more than 2.0m height in the area with a lead access. In the south facing roof slope to allow entry. The ceiling shall be constructed of three layers of brick covered with one layer of 12.5mm plasterboard. The ceiling shall be fixed with a layer of 12.5mm plasterboard and the floor of the roof shall be covered with 12.5mm plasterboard and any small gaps shall be sealed.



Ground Floor Plan



West Elevation



East Elevation

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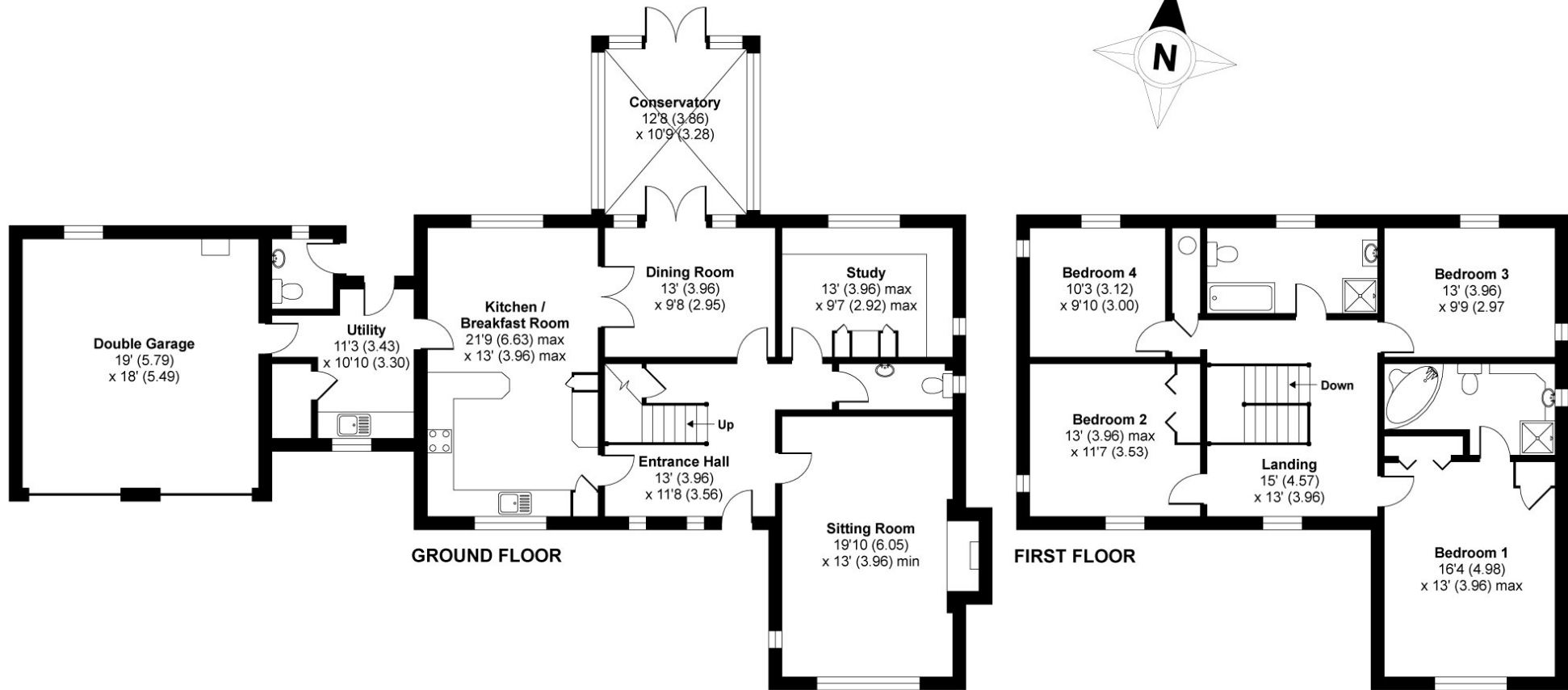
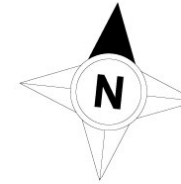
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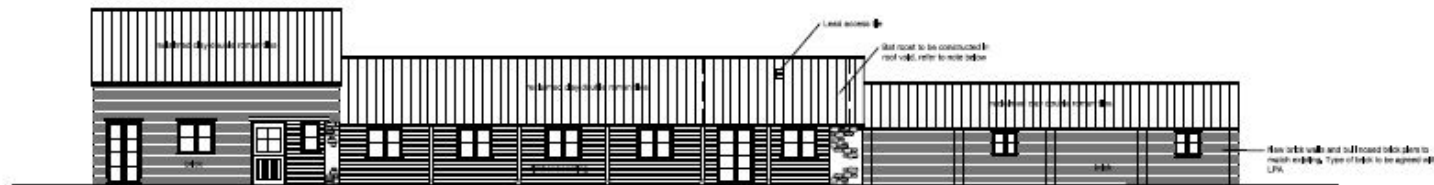
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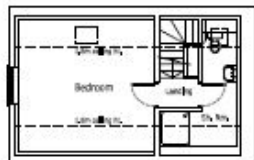
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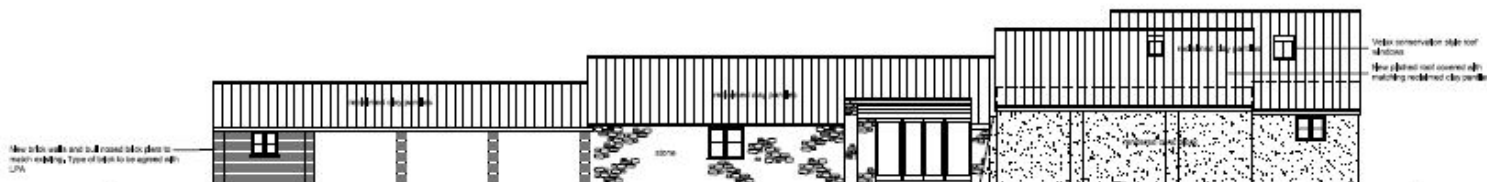




South Elevation

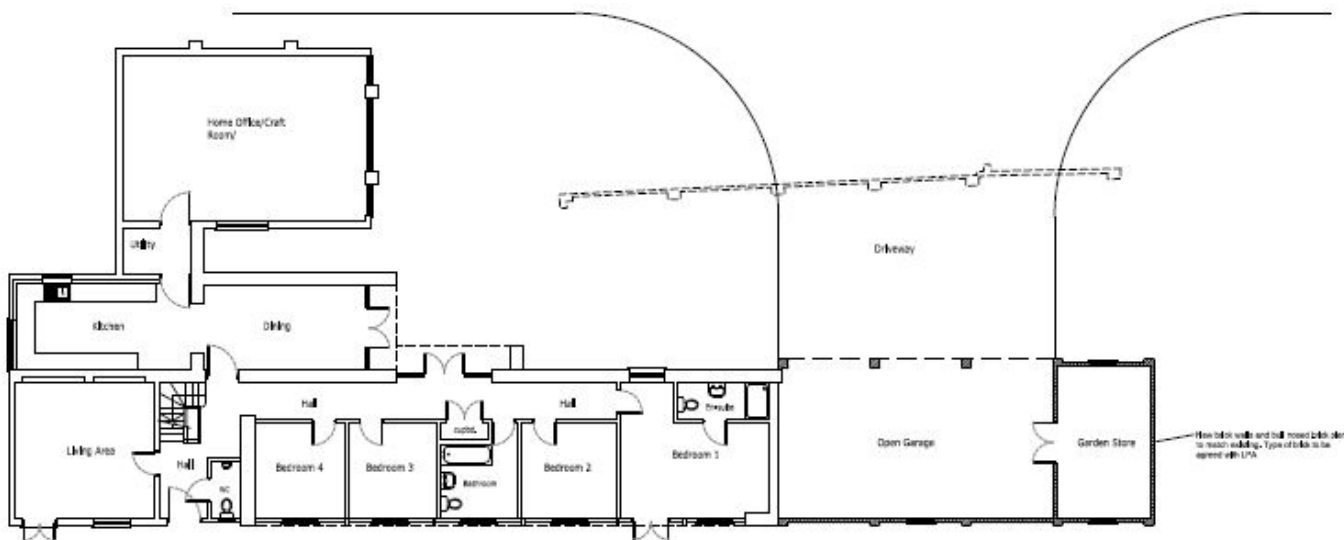


First Floor Plan



North Elevation

Red Roof Construction Details
 The pitched roof shall be the pitch of the existing roof with a 2.0:1.2m height at the apex with a level access. In the south facing roof slope to allow entry. The ceiling shall be constructed of three layers of timber covered with one layer of 12.5mm plasterboard. The ceiling shall be fixed with a layer of 12.5mm plasterboard and the floor of the roof shall be covered with 120mm T&G floor boarding and any small gaps filled with timber.



Ground Floor Plan



West Elevation



East Elevation

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Project:
 Cornwell Farm
 The Causeway
 Mark
 Highbridge TA9 4PZ

Drawing Title:
 Design Proposals for Conversion
 Barn A into a Dwelling

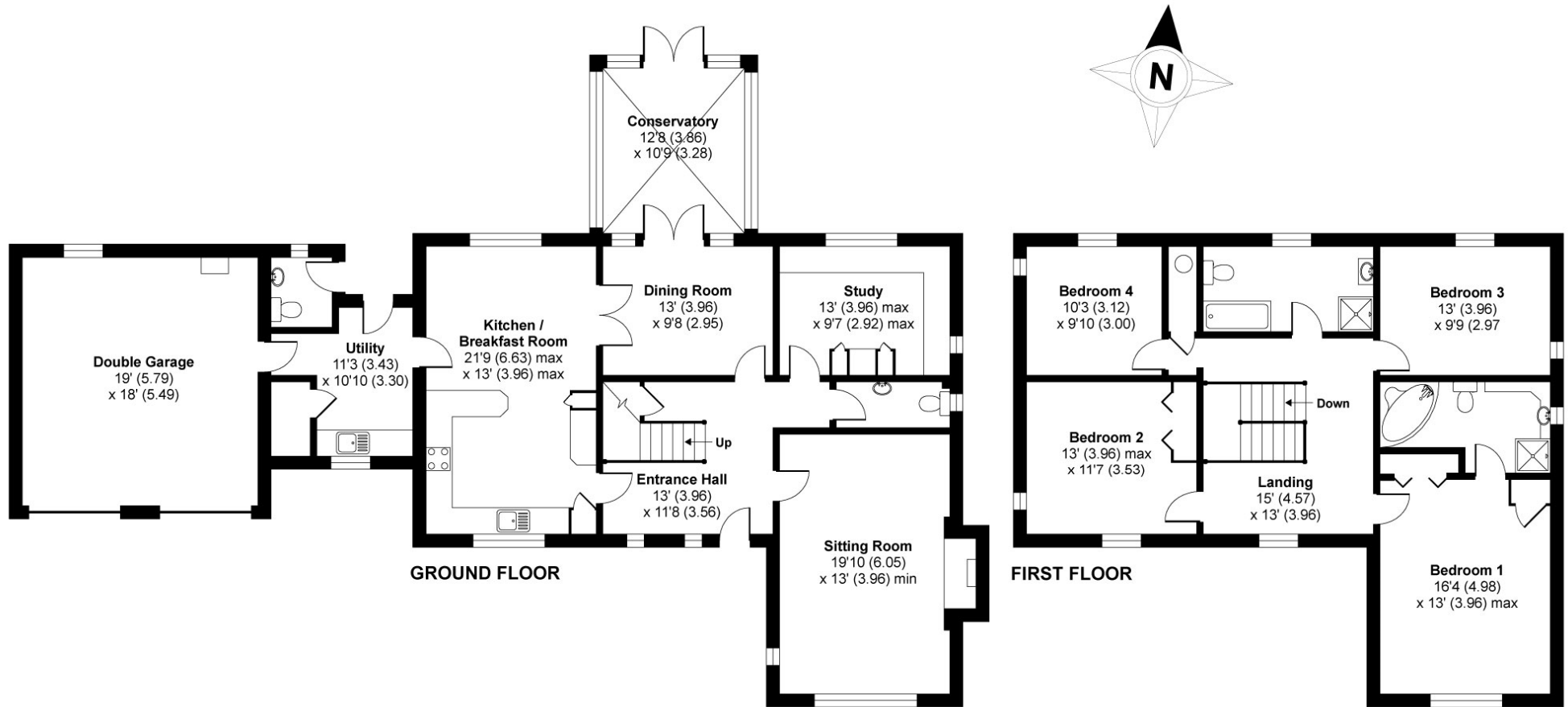
Scale: 1 : 100 @ A1 Date: Sept 2016

Drawing No: 870-04D

Paul Martin Associates

The Causeway, Mark, Highbridge, TA9

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





CORNDELL FARM

Mark, Highbridge, Somerset, TA9 4PZ

DJ&P
DAVID JAMES & PARTNERS

RESIDENTIAL

CORNDELL FARM

The Causeway, Mark, Highbridge,
Somerset, TA9 4PZ

A substantial detached modern farmhouse with a detached brick and timber barn with planning permission for conversion, agricultural yard, further brick barn with planning permission for conversion and agricultural open barn. In all 5.27 acres.

- Detached 4 bedroom farmhouse
- Detached barn for conversion
- Second detached barn for conversion
- Agricultural barn and yard
- In all 5.27 acres
- Farmhouse - 2733 sq ft
- Rear Barn - 2596 sq ft
- Side Barn - 658 sq ft
- EPC Rating: D

Barley Wood Stables, Long Lane, Wrington
North Somerset, BS40 5SA
wrington@djandp.co.uk
Tel 01934 864300
www.djandp.co.uk

DESCRIPTION

Corndell Farm is a superb opportunity to acquire a substantial detached modern farmhouse amounting to: 2733 sq ft



A detached brick and timber barn with planning permission for conversion to a residential dwelling, comprising some 2596 sq ft internal gross floor space, plus a garage and store of 697 sq ft internal gross floor space (approximately) Ref: 33/17/00005. There is also another detached brick outbuilding with residential planning permission Ref: 33/17/00011 which will comprise a 1 bed dwelling of approximately 658 sq ft.



In addition there is a modern **open fronted agricultural barn** to the rear, ample concrete yard areas and some 5 acres of level pasture.

SITUATION

Mark is a popular Somerset village which lies approximately 3 miles West of Wedmore. Within the village there are two pubs, 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.

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

Corndell Barn

The drive leads past the main house to the rear where a detached barn stands well back with extensive concrete yard to the front. The barn has mellow brick and timber elevations and planning has been granted via Sedgemoor District Council on 9th February 2017 ref: 33/17/00005 for conversion to a residential dwelling comprising a gross internal floor area of approximately 2596 sq ft.

The majority of the accommodation is on the ground floor with a bedroom and shower room located on the first floor. Integral to the living accommodation is a large open fronted garage and adjoining garden store.

Corndell Annexe Barn

On the opposite side of the drive to the barn and house is a detached brick building, planning has been granted via Sedgemoor District Council on 18th May 2017 ref 33/17/00011 for a one bedroom dwelling.

OUTSIDE

Beyond the rear of the main barn is a further concrete yard area beyond which is the large open fronted Atco style barn.

The side open fronted outbuildings with galvanized rooves, the cattle cubicles and the dutch barn are to be demolished and the existing access altered.

Beyond the yard area and with a track to one side is a level field with good pasture amounting to approximately 5 acres. The site in total amounts to 5.27 acres.

GUIDE PRICE £850,000 as a whole

LOCAL AUTHORITY Somerset Council

REFERENCE 25342/240417

VIEWING

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



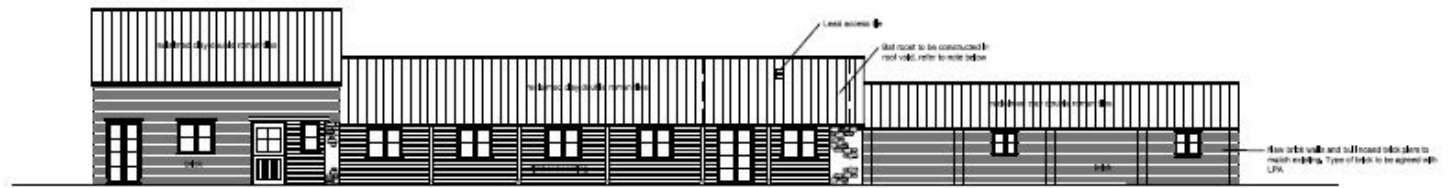
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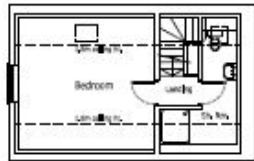
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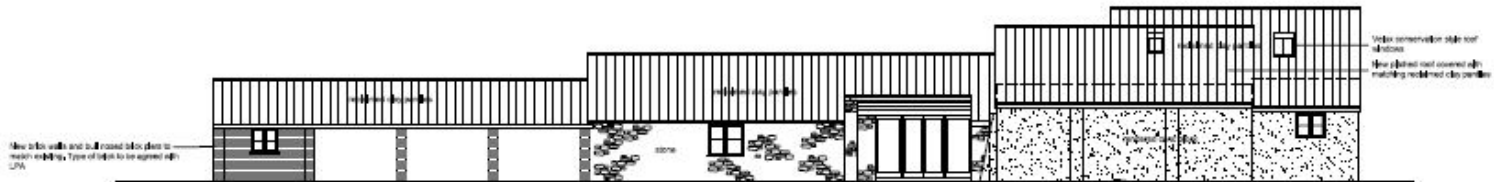




South Elevation

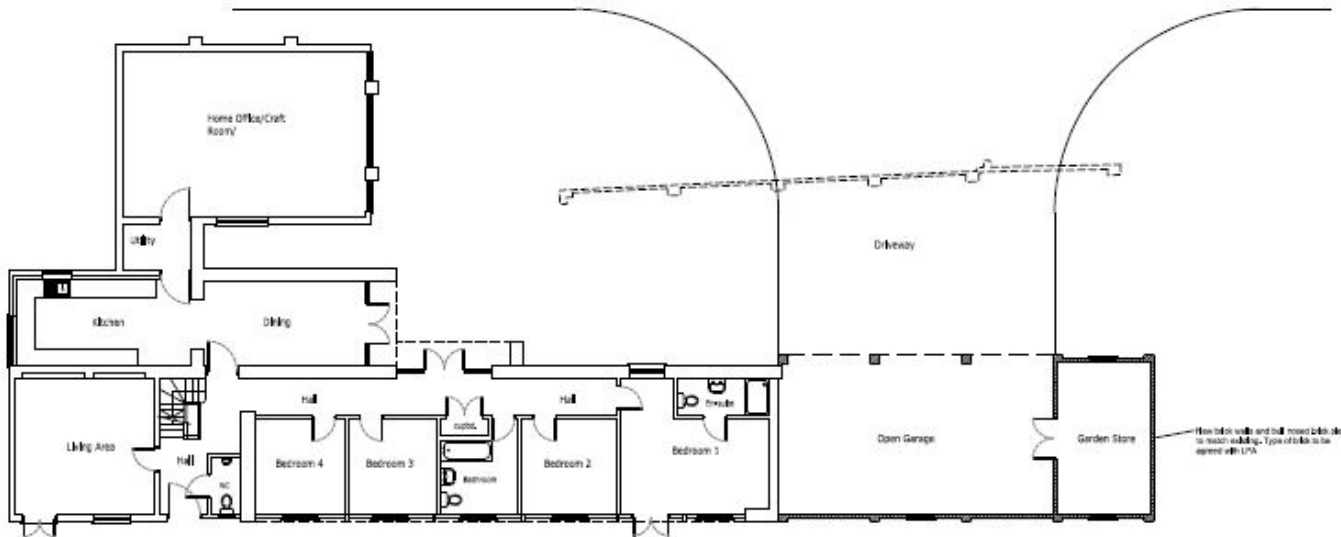


First Floor Plan



North Elevation

Red Brick Construction Details
 The brickwork shall be laid in a width of not more than 2.0m height in the area with a level access. In the south facing roof slope to allow entry, the ceiling shall be constructed of three layers of brick covered with one layer of 12.5mm plasterboard. The ceiling shall be fixed with a layer of 12.5mm plasterboard and the floor of the roof shall be covered with 12.5mm plasterboard and any small gaps shall be sealed.



Ground Floor Plan



West Elevation



East Elevation

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Project
 Cornwell Farm
 The Causeway
 Mark
 Highbridge TA9 4PZ

Drawing Title
 Design Proposals for Conversion
 Barn A into a Dwelling

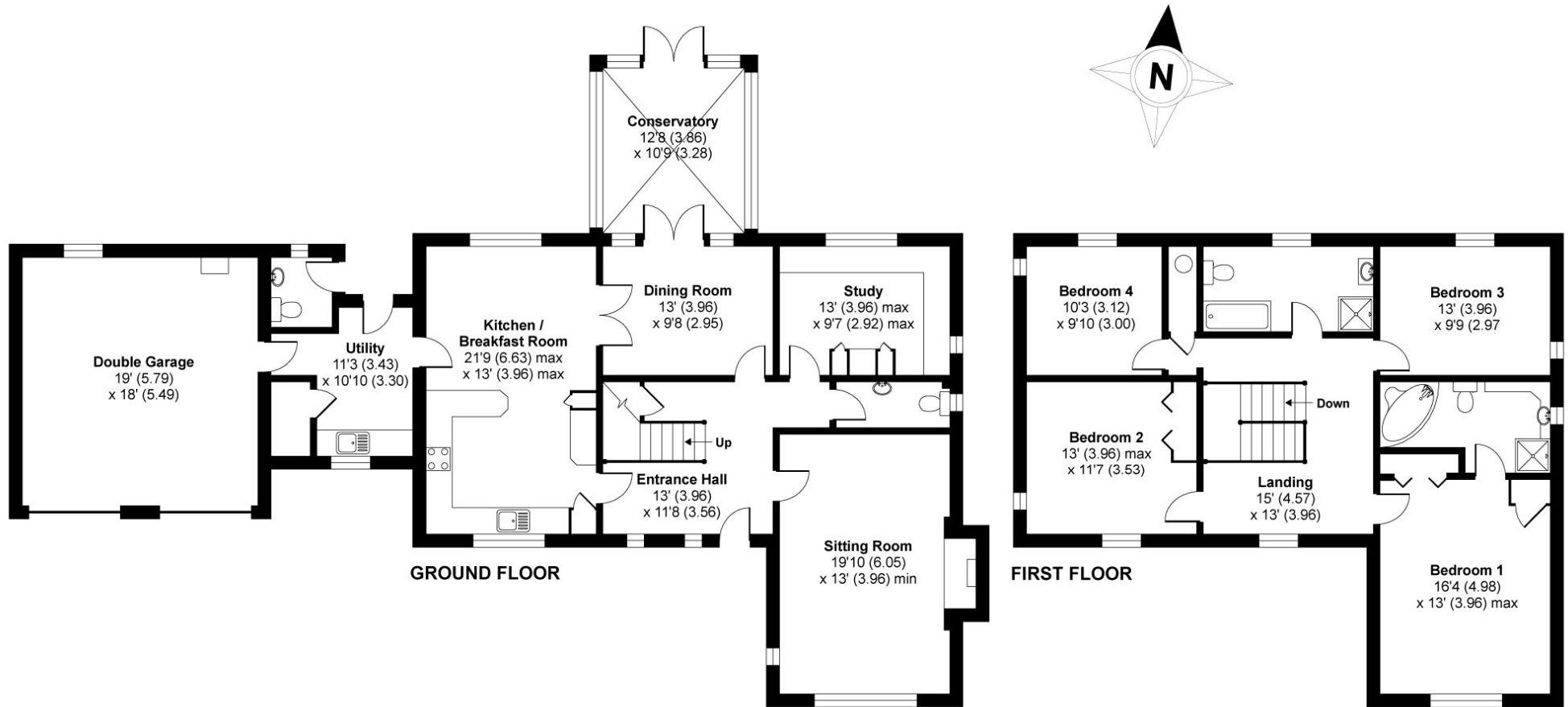
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CORNDELL FARM

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- Detached 4 bedroom farmhouse
- Detached barn for conversion
- Second detached barn for conversion
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- Rear Barn - 2596 sq ft
- Side Barn - 658 sq ft
- EPC Rating: D

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GUIDE PRICE £850,000 as a whole

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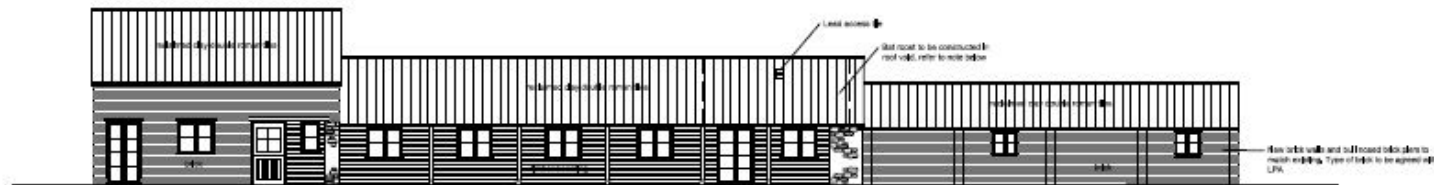
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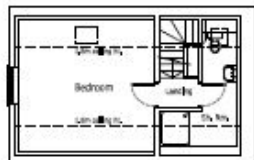
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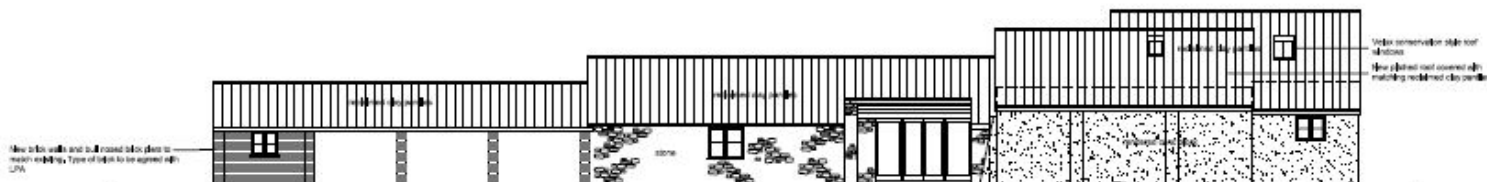




South Elevation

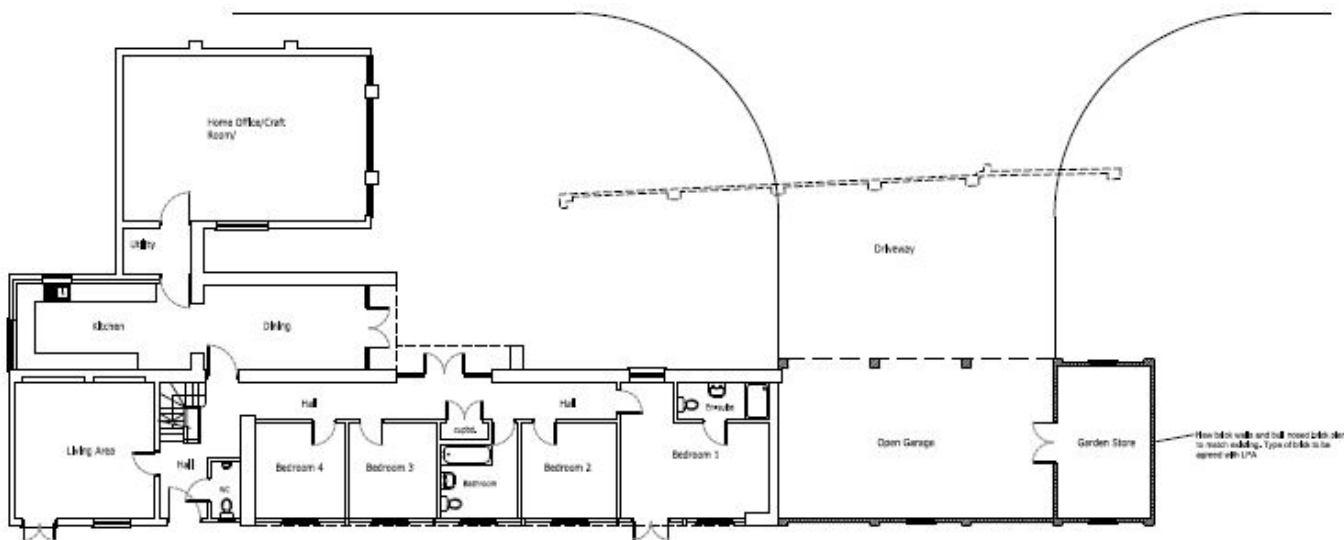


First Floor Plan



North Elevation

Red Brick Construction Details
 The flat roof over the level access will be the pitch of the roof over the south facing roof slope to allow entry. The ceiling structure is constructed of three layers of timber covered with one layer of 12.5mm plasterboard. The ceiling is to be finished with a coat of Dulux 120 primer and the floor of the room is to be covered with 120mm T&G floor boarding and any small gaps filled with mastic.



Ground Floor Plan



West Elevation



East Elevation

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Project:
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Scale: 1 : 100 @ A1 Date: Sept 2016

Drawing No: 870-04D

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