



Rookery House The Causeway

Mark, TA9 4QH

Price £595,000





# PROPERTY DESCRIPTION

A stunning property with an elegant Georgian facade set in a plot extending to in excess of 0.8 acres offering great character and charm in need of modernisation and improvement offering a great opportunity for an individual to put their own mark on this stunning family home.

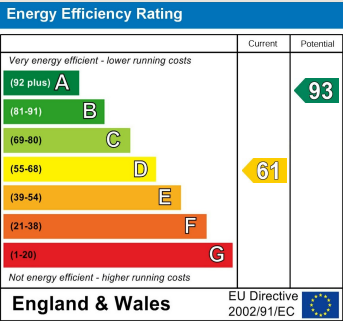
Entrance hall\* sitting room\* dining room\* study\* kitchen/breakfast room\* utility room\* ground floor bathroom\* six first floor bedrooms\* family bathroom\* oil central heating\* partly double glazed windows\* set in a plot extending to in excess of 0.8 of an acre with formal walled gardens\* vegetable garden\* large garage/outbuilding with "potential"

## Local Authority

Somerset Council Council Tax Band: G

Tenure: Freehold

EPC Rating: D



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## Accommodation (Measurements are approximate)

Multi pane door to the:

### Imposing Entrance Hall

Parquet flooring, opening to the inner hallway with stairs rising to the first floor landing.

### Sitting Room

18'3" x 15'5" (5.57 x 4.71)

Feature fireplace, parquet flooring, upvc double glazed sash window to the front with window seat and two multi pane doors opening to the:

### Dining Room

18'11" x 15'5" (5.78 x 4.71)

Chimney with recess with feature beam over, upvc double glazed sash window to the front. Beamed ceiling and parquet flooring.

### Study

14'3" x 9'3" (4.36 x 2.83)

Upvc double glazed sash window to the front and upvc double glazed window to the rear with window shutters. Part exposed stone walling, storage cupboard.

### Kitchen/Breakfast Room

13'6" x 12'5" (4.12 x 3.80)

Fitted with a range of wall and floor units to incorporate eye level double oven, electric hob, extractor fan, two wooden windows to the rear, drainer sink unit, tiled floor and opening to the:

### Utility Room

11'9" x 7'6" (3.60 x 2.31)

Range of floor units with worktops over, recessed sink, oil boiler supplying domestic hot water and radiators. Plumbing for automatic washing machine, space for fridge/freezer.

## Ground Floor Bathroom

11'5" x 5'10" (3.50 x 1.79)

Comprising panelled bath with shower over, close coupled w.c., pedestal wash hand basin, tiled walls, shaver point and extractor fan.

## First Floor Landing

Half landing with feature stained glass window.

### Bedroom 1

16'4" x 11'10" (5.00 x 3.63)

Feature fireplace, range of built in wardrobes. Upvc double glazed sash window to the front.

### Bedroom 2

14'11" x 13'7" (4.57 x 4.16)

Shower cubicle, storage cupboard and wash hand basin. Upvc double glazed sash window to the front.

### Bedroom 3

12'5" x 10'6" (3.80 x 3.22)

Range of built in wardrobes and sliding door opening to the Jack and Jill bathroom. Upvc double glazed window to the rear.

### Bedroom 4

12'9" x 12'3" (3.91 x 3.74)

Shower cubicle, vanity wash hand basin, upvc double glazed window to the rear.

### Bedroom 5

14'3" x 9'3" (4.36 x 2.83)

Dual aspect upvc double glazed sash windows to the front and side.

### Bedroom 6

12'6" x 7'6" (3.83 x 2.29)

Upvc double glazed sash window to the front.

# PROPERTY DESCRIPTION

## Jack and Jill Bathroom

11'9" x 7'8" (3.60 x 2.35)

Comprising panelled bath, separate shower cubicle, close coupled w.c., pedestal wash hand basin and storage cupboard. Upvc double glazed window to the rear.

## Outside

To the front of the property is a wrought iron boundary fence and to the right a five bar gate opening to the sweeping driveway offering off street parking for numerous vehicle and leads to the:

## Large Garage/Outbuilding

40'1" x 11'8" (12.24 x 3.57)

Brick construction with wooden access doors.

To the right hand side of the property is a walled kitchen garden with greenhouse offering great potential as a building plot subject to any necessary consents.

## Rear Garden

Large L shaped formal garden with numerous mature bushes, trees, shrubs etc.

The gardens are a particular feature of this stunning home making a full inspection essential.

## Description

We are delighted to be able to offer this highly attractive property offering deceptively sized living accommodation offering great potential for an individual to put their own mark on this rarely available style of property. The property is set in a plot in excess of 0.8 of an acre with large mature gardens set to the rear of the property and a walled kitchen garden to the right hand side of the property with large garage/outbuilding with "potential"

There is the potential for the creation of a building plot to the side of the property

subject to any necessary consents.

Set in this highly sought after Somerset village within the school catchment area for Cheddar Valley with Mark having an active community. There are two popular public houses, post office/store, garage and church with many active clubs and groups  
[www.markvillage.co.uk](http://www.markvillage.co.uk)

## Directions

From the M5 junction 22 at Edithmead take the third exit onto the A38 signposted for Bristol Airport. At the junction beside the Fox and Goose public house take a right into Harp Road. Continue to the T junction with Mark Causeway turning left. Proceed along the Causeway where the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Oil central heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









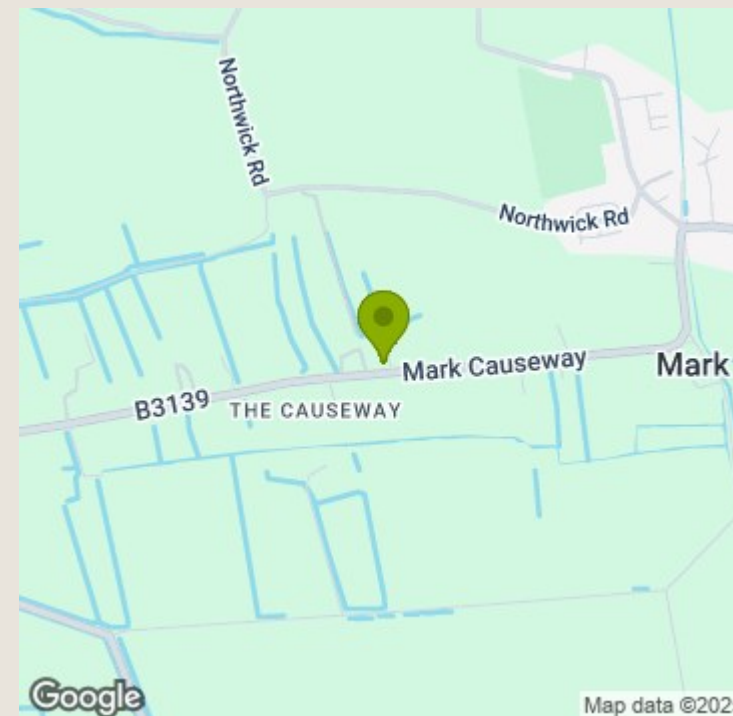








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berryman's Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

