



Little Court



# Little Court Yarrow

Mark, Highbridge, Somerset, TA9 4LP

A charming detached family home situated in a wonderful position on the edge of Mark

- Sought after village
- Large kitchen/dining room with AGA
- Three bedrooms (principal en suite)
- Garaging and outbuildings
- Freehold
- Wessex Learning Trust catchment area
- Sitting room and garden room
- Level gardens
- In total 0.25 acres
- Council tax band C

Guide Price £625,000

## SITUATION

Mark is a popular village with a thriving community. There is a village hall and two pubs, the Packhorse and The White Horse. Additionally, the village boasts a store and a post office. The historic village of Wedmore is approximately four miles away. Mark falls within the Wessex Learning Trust catchment area for schools, which operates 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 independent schools nearby, including Wells Cathedral School, Millfield, and Sidcot Schools.

There is easy access to the M5 at Junction 22, which is four miles away. Train services can be accessed at Highbridge and Weston-super-Mare, providing links to the South West and London Paddington. Bristol Airport is just under seventeen miles away.



## DESCRIPTION

Little Court is an attractive stone cottage situated in a quiet rural location on the edge of the village, backing onto fields with views towards the Mendips to the north and the Poldens to the south. The original part of the cottage is believed to date back to around 1855, featuring solid stone walls and a tiled roof. The property was extended in the early 1990s with cavity walls, stone outer and block inner walls, and a tiled roof. The current owners have lived here since 1995 and created the garden room in 2010. A sewage treatment plant was installed in 2022, and the exterior paintwork was refreshed in 2023. The gardens are a beautiful feature, bordered at the rear by the Mark Yeo Rhyne. There are useful outbuildings, including a double tandem garage and a single carport.

## ACCOMMODATION

The ground floor accommodation comprises an entrance porch on the southern aspect, leading to the reception room, which features an attractive exposed stone inglenook fireplace with a Vermont wood burner. From here, doors open to the study and cloakroom, as well as the kitchen/dining room. The spacious kitchen/dining room is well-appointed with a range of base and wall-mounted units, including a dresser unit and a 4-oven AGA. Double doors open to the garden room, which includes underfloor heating. There is also a separate utility room with additional units and plumbing for laundry appliances.

On the first floor, there are three bedrooms. The double-aspect principal bedroom benefits from fitted wardrobes and an en suite shower room. Both the second and third bedrooms overlook the southern aspect, with the second bedroom also featuring fitted wardrobes. The family bathroom is fully tiled and includes a shower over the bath.

## OUTSIDE

Accessed via the village lane, the parking and turning areas lie at the end of the drive, which was resurfaced in 2022 with heavy duty weed-proof fabric and gravel. The gardens are enclosed and offer a good degree of privacy, including a large patio adjoining the garden room. Predominantly laid to lawn, there is an array of inset small trees and beds, featuring a variety of shrubs and plants. There are several outbuildings, including a double tandem stone-built garage and a single carport with electricity connected.

## SERVICES

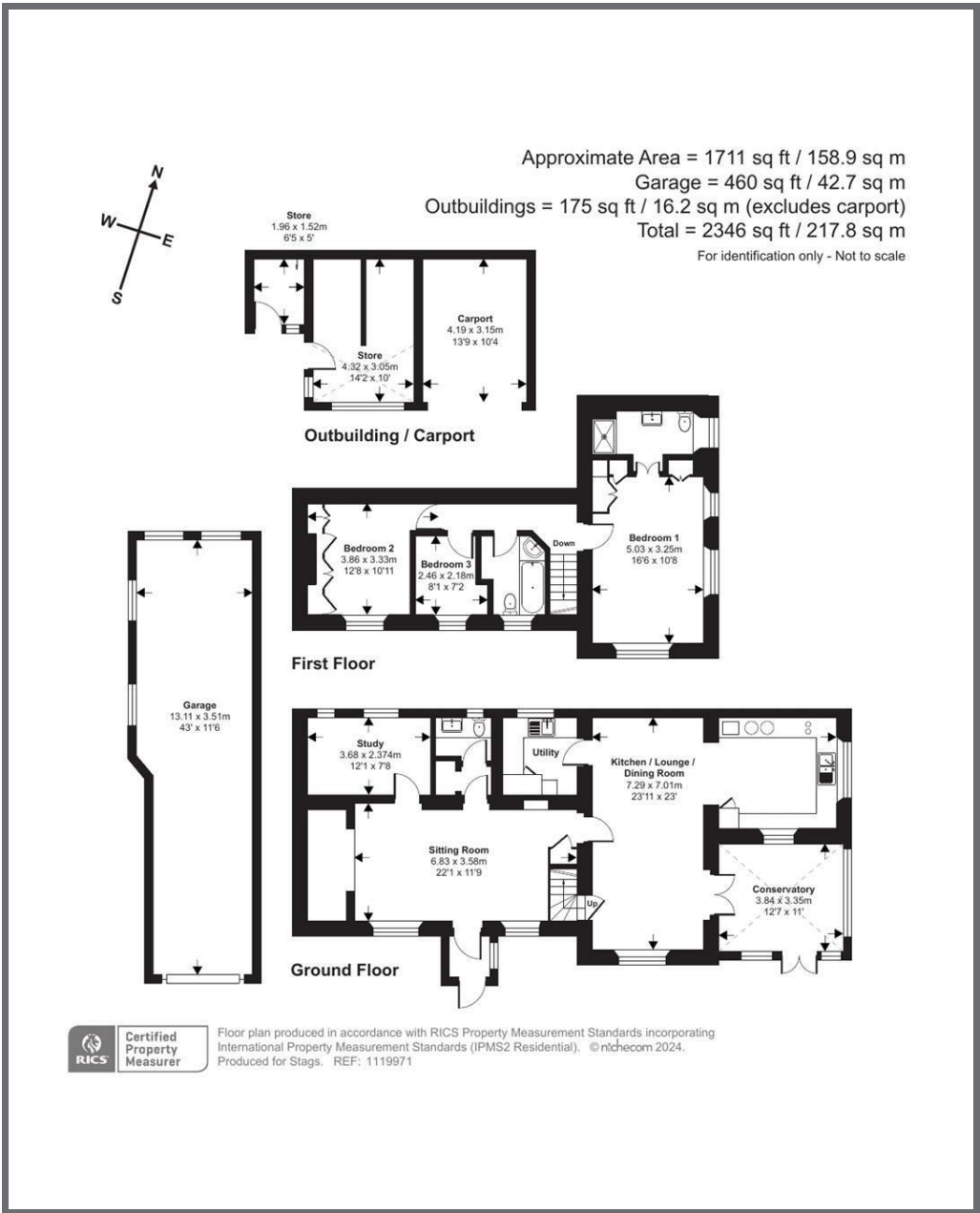
Mains electricity and water. LPG gas tank supplying heating and cooking. Private drainage (new Matrix sewage treatment plant installed in May 2022).

## DIRECTIONS

From Junction 22 of the M5 Motorway follow the Bristol Road towards East Brent and turn right immediately before The Fox and Goose into Harp Road. At the crossroads turn left signposted Mark and Wedmore. At the green triangle turn right signposted Burtle into Yarrow Road. The property will be found on the left after a short distance, identified by a Stags for sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (102 plus) <b>A</b>                                |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |
| England & Wales                                    |         |           |
| EU Directive 2002/91/EC                            |         |           |

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