

LODESTONE



Myrtle House, Mark





Myrtle House, Mark

TA9 4NF

Guide Price: £925,000

7

Bedrooms

5

Bathrooms

5

Receptions

PROPERTY FEATURES

- 5 Bedroom Georgian Farmhouse + 2 Bedroom Coach House
- Charming Grade II listed Period Property
- Beautifully modernised whilst retaining many period features
- Ideal for multigenerational living or flexible living arrangements
- Separate 2 bed & 2 bathroom Coach House (currently run as a successful Airbnb)
- Pretty and private walled garden
- Village location





Myrtle House is a beautiful and charming property, rich in both history and character. After recently undergoing a full program of restoration and modernisation including re-felting of the roof, rewiring, new plumbing, central heating and boilers and extensive redecoration. Meticulously decorated in keeping with the period and with a keen eye for detail, the overall result is beautiful: paired back elegance and charm, with whispers of a grand past.

The ground floor rooms in the original farmhouse all feature working fireplaces (or log burning stoves), stunning Georgian windows, and period touches such as floorings, picture rails, beams and original fireplaces. The kitchen with exposed beams, aged flooring, wooden cabinetry and vaulted ceiling with skylight is a warm space for the running of the home. With Integrated appliances and double oven with 5 ring induction hob, culinary requirements are well catered for.



The kitchen opens into the breakfast room, a lovely room to welcome the day, with a beautiful Georgian window overlooking the pretty rear walled garden. And with ample space for a table and chairs, a sofa and a wood burning stove for added comfort this is a wonderful room. Across the hall, which connects the formal entrance to Myrtle House through to the rear garden, sits the dining room. This room is beautifully proportioned and overlooks the rear garden, with wooden floors and period fireplace providing a wonderful setting for those special occasions. The drawing room to the front of the property is bright and elegant, with period cast-iron fireplace and marble surround and wooden floorboards, providing the stage for a refined retreat from the bustle of everyday living.

The more casual sitting room back across the hall is equally charming and provides a cosy space to pause, relax and enjoy a quieter moment.





An original stain glass window frames the upstairs landing where the stairs rise. Four bedrooms accommodate the most comfortable of private spaces on this floor. Three being very comfortable doubles, with one small double currently utilised as a home office.

All of these rooms are charming with period features and bright outlooks, either to the front or back. A family bathroom with separate claw bath and large shower and double basin serves these rooms. Leading from the kitchen is a very convenient utility space and WC, discreetly concealed behind a flush wood panelled door. A short hall opens to a further dual room (with separate external access), featuring a stunning mezzanine level space with ensuite shower room. Currently utilised as a playroom and home exercise gym, this section of the property offers a very interesting option for multigenerational living, adult children or equally could be separated from the main farmhouse and utilised as an Annexe.

The Coach House

Sitting separately to the main house is a meticulously converted former Coach House. Remodelled and decorated with similar charm and detail as the farmhouse, the Coach House is a beautifully appointed two-bedroom, two-bathroom dwelling. Currently running as a very successful Airbnb, the Coach House equally could be utilised as guest accommodation, multigenerational living or nanny accommodation to suit personal requirements.

Outside

Myrtle House is picture perfect. With a low stone wall, wrought iron gate and short path leading to a very pretty porch dressed in roses. To the rear of the property is a stunning private walled garden. With a wonderful combination of mature apple, pear and cherry trees, hedging and dotted with pretty perennials and glimpses of the church, the garden is magical.





A paved rear patio provides a picturesque spot to enjoy al fresco living in warmer months and raised garden beds complete this rural ideal.

Around The Area

Mark is a popular village about three miles west of Wedmore, with great access to the M5. Currently there are two pubs, a village store and a post office, garage, as well as a country store, the Church of the Holy Cross and Village Hall servicing the community.

The Pack Horse and the White Horse offer great traditional food cooked with locally sourced ingredients. Mark also offers a park, football field, bowls club and a cricket ground. Additional tennis facilities and the Isle of Wedmore Golf Club are also easily accessible in Wedmore.

Access to the M5 at Junction 22 is less than 10 minutes away. Train links are accessed at Highbridge providing access to the South West, and to London Paddington. Bristol Airport is 16 miles away.

Schools

Mark is well served with state schools, Mark CofE VC first school and Wedmore Primary a short distance away. There are also excellent independent schools nearby including, Millfield, Sidcot and Wells Cathedral.

Directions

Postcode: TA9 4NF

What.3.words: //polilshing.digestion.spud

Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: Council Tax Band F

Guide Price: £925,000

Tenure: Freehold

PART B

Property Type: Detached Property

Property Construction: Standard Construction

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains Supply

Water Supply: Mains Supply

Sewerage: Mains Drainage

Heating: Oil fired central heating.

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Off Street Parking for several vehicles.

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: Rights and Easements: We're not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: According to the following website: <https://check-long-term-flood-risk.service.gov.uk/risk>, the property is at a medium risk for surface water flooding and very low risk for flooding from sea water and rivers

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

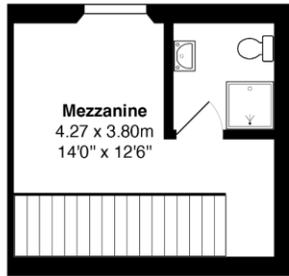
Energy Performance Certificate: G Rating

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

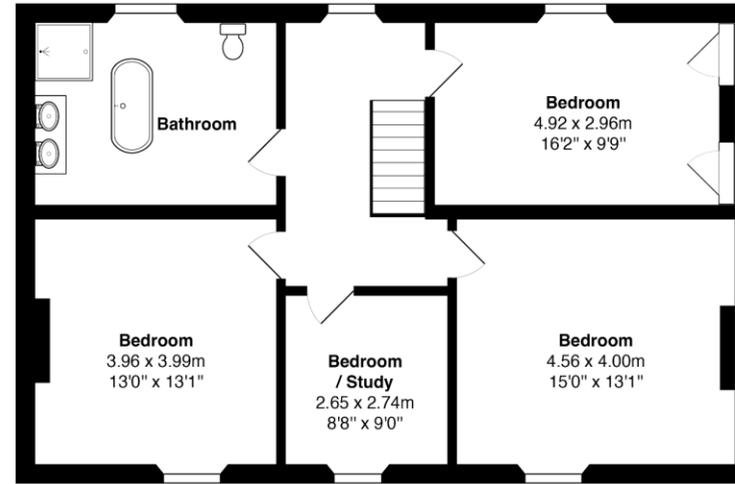
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

Myrtle House, Mark

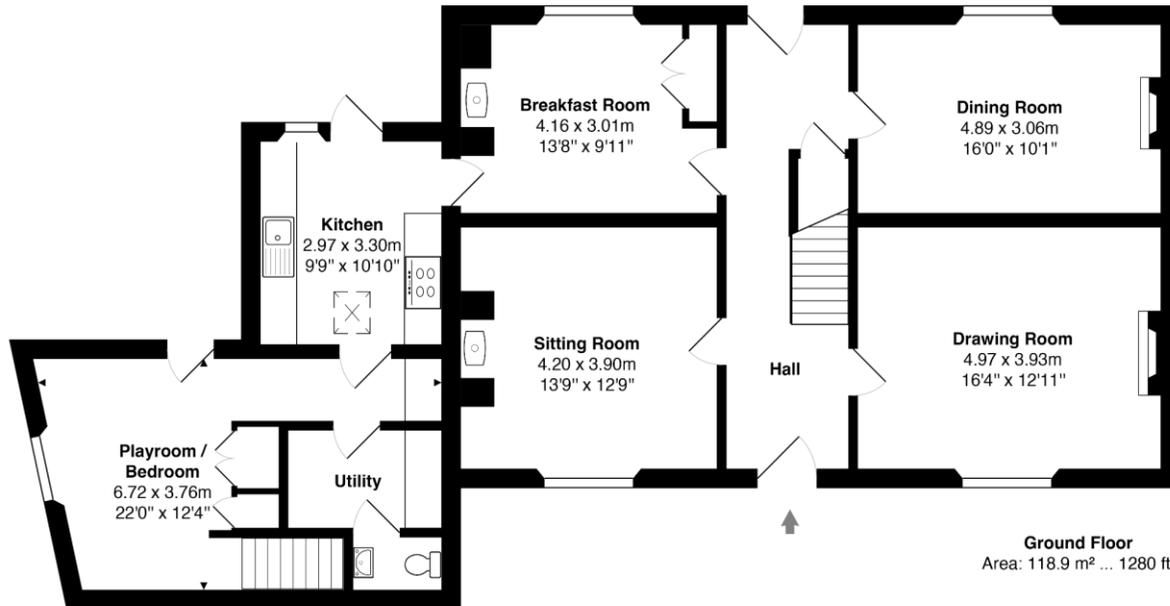
Approximate gross internal floor area of main building - 217.7 m² / 2,344 ft²



Area: 16.2 m² ... 175 ft²
(over Playroom / Utility)



First Floor
Area: 82.6 m² ... 889 ft²



Ground Floor
Area: 118.9 m² ... 1280 ft²

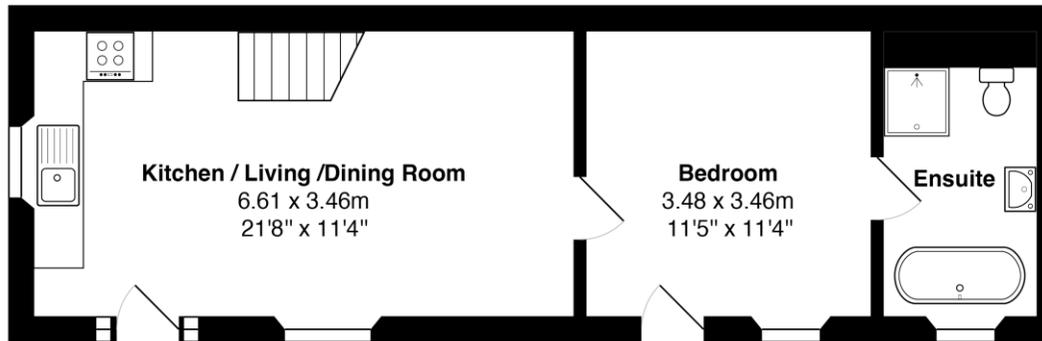


The Coach House, Myrtle House, Mark



First Floor
Area: 23.7 m² ... 256 ft²

Approximate gross internal floor area of
Coach House - 66.2 m² / 714 ft²



Ground Floor
Area: 42.5 m² ... 458 ft²

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

Bruton

Fry's Hall
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

