Olive

ESTATE AGENTS

Wayside Cottage Church Street, Mark, Somerset TA9 4NF
£525,000

*** ABSOLUTELY SPECTACULAR CONVERSION *** WONDERFUL FAMILY HOME *** BEAUTIFUL FEATURES THROUGHOUT *** 100FT+ GARDEN WITH HOT TUB SPACE AND SEATING AREA, OUTSIDE BAR AND LARGE TIMBER OUTBUILDING *** LIVING ROOM WITH LOG BURNER *** KITCHEN / DINING & FAMILY ROOM WITH ALL NEFF APPLIANCES AND BI-FOLD DOORS OUT TO THE REAR GARDEN *** OFFICE *** DOWNSTAIRS SHOWER ROOM *** FOUR BEDROOMS *** MASTER SUITE WITH WALK IN WARDROBE AND EN-SUITE SHOWER ROOM *** FAMILY BATHROOM *** LARGE STORE ROOM (PREVIOUSLY THE GARAGE) *** OFF STREET PARKING FOR THREE CARS *** HUGELY DECEPTIVE HOME FROM THE OUTSIDE *** EPC D *** COUNCIL TAX BAND C *** FREEHOLD ***

Entrance Hall
Accessed through a double glazed composite door with a matching side panel, ceiling spotlights, mains smoke alarm, dado rails, wooden doors to the kitchen & dining / family room, shower room and the large walk in store room.

Store Room
Previously the garage, two wooden doors, ceiling light, mains smoke alarm, floor mounted oil fired Worcester boiler system.

Shower Room
A very useful room with ceiling spotlights, extractor fan, Amtico wood effect flooring, low level WC, pedestal wash hand basin and a glazed and tiled step in shower enclosure with a wall mounted twin-point mains power shower system, radiator & heated towel rail.

Kitchen / Dining & Family Room
23'6 x 21'3 (7.16m x 6.48m)
A truly spectacular rear aspect room with uPVC double glazed widows and Bi-Fold doors out to the rear garden, two roof light / ceiling lanterns with remote controlled LED multi-coloured & flashing lights (if you want to turn them on), Amtico flooring, doors to the inner hallway and to the utility room, recessed shelving units.
The kitchen has been fitted with a high-quality set-up comprising base and eye level units, Corian work-tops, Neff twin ovens, Neff ceramic induction hob, Neff dishwasher and Neff fridge / freezer, inset ceramic belfast sink with a chrome mixer tap over.

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Utility Room
The utility room has a range of base and eye level units, wooden rolled edge work-top, Amtico flooring, wall mounted central heating control panel.
The Utility room is housing the pressurised water cylinder / system.

Inner Hallway
Stairs leading to the first floor galleried landing, feature hanging light, Amtico flooring, radiator, doors to the living room and the office / bedroom five.

Living Room
15'4 x 14'9 (4.67m x 4.50m)
A front aspect room with uPVC double glazed windows, ceiling light, radiator, Amtico flooring, telephone and TV point, built in units, feature fireplace with an original flagstone hearth, wooden beam over and a cast iron floor standing fire.

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Office / Bedroom Five
8'2 x 6'8 (2.49m x 2.03m)
A rear aspect room with a uPVC double glazed window, ceiling spotlight, radiator, telephone point.

First Floor Landing
A galleried landing with ceiling lights and a loft hatch giving access to the roof space.

Master Suite
13'8 x 12'1 (4.17m x 3.68m)
A wonderful suite with the bedroom offering front to back uPVC double glazed windows, there are ceiling spotlights, radiator, exposed ceiling beam, telephone point and an absolutely wonderful bespoke reclaimed material wall divide with access to the walk in dressing room and the en-suite shower room.

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En-Suite Shower Room
Suite comprising very large walk in wet room style shower enclosure with a wall mounted twin-point mains power shower system, low level WC, pedestal wash hand basin, ceiling spotlights, extractor fan, Amtico flooring and radiator / heated towel rail.

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Walk in Wardrobe
Ceiling light, hanging rails and storage units.

Bedroom Two
14'6 x 9'8 (4.42m x 2.95m)
A front aspect room with a ceiling light, radiator.

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Bedroom Three
10'6 x 8'5 (3.20m x 2.57m)
Another front aspect room with a uPVC double glazed window, ceiling light, radiator, door to a useful walk in wardrobe.

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Bedroom Four
8'2 x 6'5 (2.49m x 1.96m)
A rear aspect room with a uPVC double glazed window, ceiling light, radiator.

Family Bathroom
A rear aspect room with a uPVC double glazed window, ceiling spotlights, extractor fan, Amtico flooring, chrome heated towel rail.
Suite comprising low level WC, pedestal wash hand basin and and clw-foot bath with a glazed shower screen, tiled surround and a wall mounted mixer tap / hand held shower attachment.

Outside

Outside to the front of the property there is a driveway which provides off street parking for three vehicles, there is a side access to the rear garden.
To the rear of the property there is an approximately 100ft garden that has been laid to lawn enclosed with fencing and hedging at the bottom and stone walling to the sides.

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Agents Notes

Council Tax Band C - Sedgemoor
Mains Drains
Oil Fired Heating/Hot Water

Floor 0

Floor 1

Approximate total area(1)

1480 ft²

Reduced headroom

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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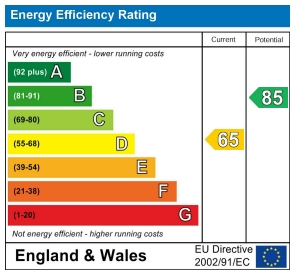

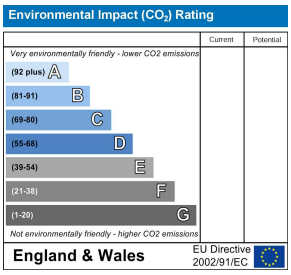

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