



# Olive

ESTATE AGENTS



## Wayside Cottage Church Street, Mark, Somerset TA9 4NF £550,000

\*\*\* 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 windows 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.

### 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.

### 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.

### 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.

### 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.

### 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.

### 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 a claw-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<sup>(1)</sup>  
1480 ft<sup>2</sup>  
Reduced headroom  
9 ft<sup>2</sup>

(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.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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