

LAUREL & WYLDE

E S T A T E A G E N T S



Yarrow Cottage Yarrow Road, Mark, Somerset TA9 4LP £850,000

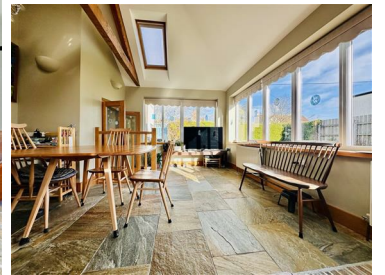
*** VERY RARE OPPORTUNITY TO ACQUIRE SUCH A FABULOUS OPPORTUNITY WITH 2.72 ACRES OF LAND, BEAUTIFUL GARDENS, A HUGE 35FT QUADROUPLE GARAGE, AMPLE OFF STREET PARKING, A HUGE 35FT GARDEN OUTBUILDING, A 40FT X 37FT STABLE BLOCK AND ONE OF THE MOST SPECTACULAR FIELDS WITH MINIATURE WOODLAND YOU HAVE EVER SEEN! *** KITCHEN / DINING & FAMILY ROOM / ORANGERY *** LARGE DINING ROOM *** LIVING ROOM *** UTILITY ROOM *** THREE BEDROOMS AND THREE BATHROOMS / SHOWER ROOMS *** NO ONWARD CHAIN!!!!!!! ***

Entrance Porch

A good sized usable room with cupboard to each side, access via composite door, with UPVC double glazed windows to the side, tiled flooring, ceiling light, opening into Kitchen/family room.

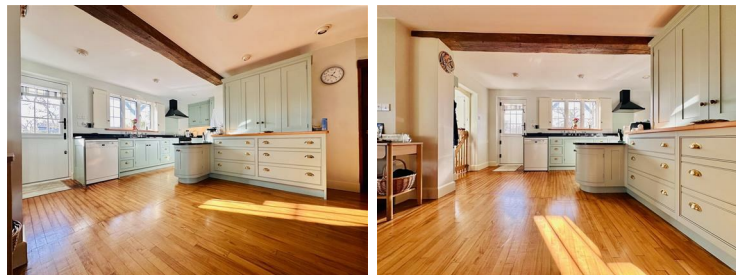
Kitchen/Family Room

A fabulous sized area, opening into the family room, with a mixture of parquet style wooden flooring, stone tiles. Kitchen has been fitted with a range of base and eye level units with comprehensive range of base and eye level units, with granite rolled edge work surfaces, inset two bowl sink, space and electric point for cooker with glass splashback and extractor hood over, space and plumbing for dishwasher, mixture of lighting, side aspect UPVC double glazed windows, side aspect stable door, family room is like an orangery style room, vaulted ceiling, ceiling beams, wooden double glazed Velux roof lights, front and side aspect UPVC double glazed windows, two radiators, feature vertical radiator, ample space for dining furniture, UPVC double glazed composite door leading outside, wooden double glazed doors leading into formal dining room.



Utility Room

A useful rear aspect room with a range of base and eye level units, tiled flooring, radiator, space and plumbing for a washing machine and space for a tumble dryer.



Formal Dining Room

A front aspect room with UPVC double glazed windows, exposed ceiling beams, wall lights, radiator, tiled flooring, door into inner hallway and opening into main living room.



Main Living Room

A front to back room, with UPVC double glazed windows, exposed ceiling beams, wall lights, tiled flooring, two radiators, feature floor standing cast iron log burner.



First Floor Landing

With a rear aspect UPVC double glazed windows, radiator, ceiling light, door into the inner landing and door to the airing cupboard.

Inner Landing

With ceiling light, and doors to bedrooms, one, two, three and family bathroom.

Bedroom One

Certainly one of the main selling points, fabulous suite with a UPVC double glazed door and matching side panel leading out to the balcony which overlooks the rear gardens, and farmland beyond, large wooden double glazed Velux roof light, vaulted ceiling with exposed beams, ceiling light, wall light, two radiators, wooden flooring, built in wardrobes, door to the en-suite bathroom.



Inner Hallway

With a rear aspect UPVC double glazed window, ceiling light, radiator, tiled flooring, stairs leading to the first floor landing, door into downstairs shower room.

Shower Room

A fully tiled rear aspect room with an obscure UPVC double glazed window, exposed ceiling beams, ceiling light, wall light, extractor fan, high level flush WC, wash hand basin, large step in glazed and tiled shower enclosure with a wall mounted mains shower system. heated towel.





Balcony



En-Suite Bathroom

A rear aspect room with a large wooden double glazed Velux roof light, ceiling light, wooden flooring, heated towel rail, low level wc, wash hand basin, b-day, panel enclosed bath with twin taps, tiled surround, glazed shower screen, wall mounted electric Mara shower system.



Bedroom Two

A front aspect room with a UPVC double glazed window, ceiling light, wall lights, radiator, and built in wardrobes.



Bedroom Three

A side aspect room with a UPVC double glazed window, ceiling light, radiator, wooden flooring.

Family bathroom

A rear aspect room with an obscure UPVC double glazed window, ceiling light, tiled effect vinyl flooring, heated towel rail, low level wc, wash hand basin, b-day, panel enclosed bath with twin taps, shower curtain rail, wall mounted Mara electric shower system.



Gardens

Spectacular gardens, well stocked with a fabulous range of flower and shrub beds and borders throughout.

There is also a 35ft x 12ft outbuilding / workshop / store barn.



Barn

A really useful timber built hay barn / shelter.



Paddock

One of the most beautiful paddocks / fields you have ever seen, with a separate road access.



Stables

40ft x 37 ft stables with a huge hay store, power and lighting.





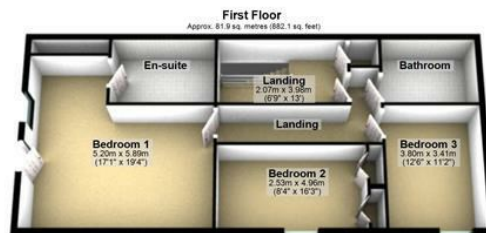
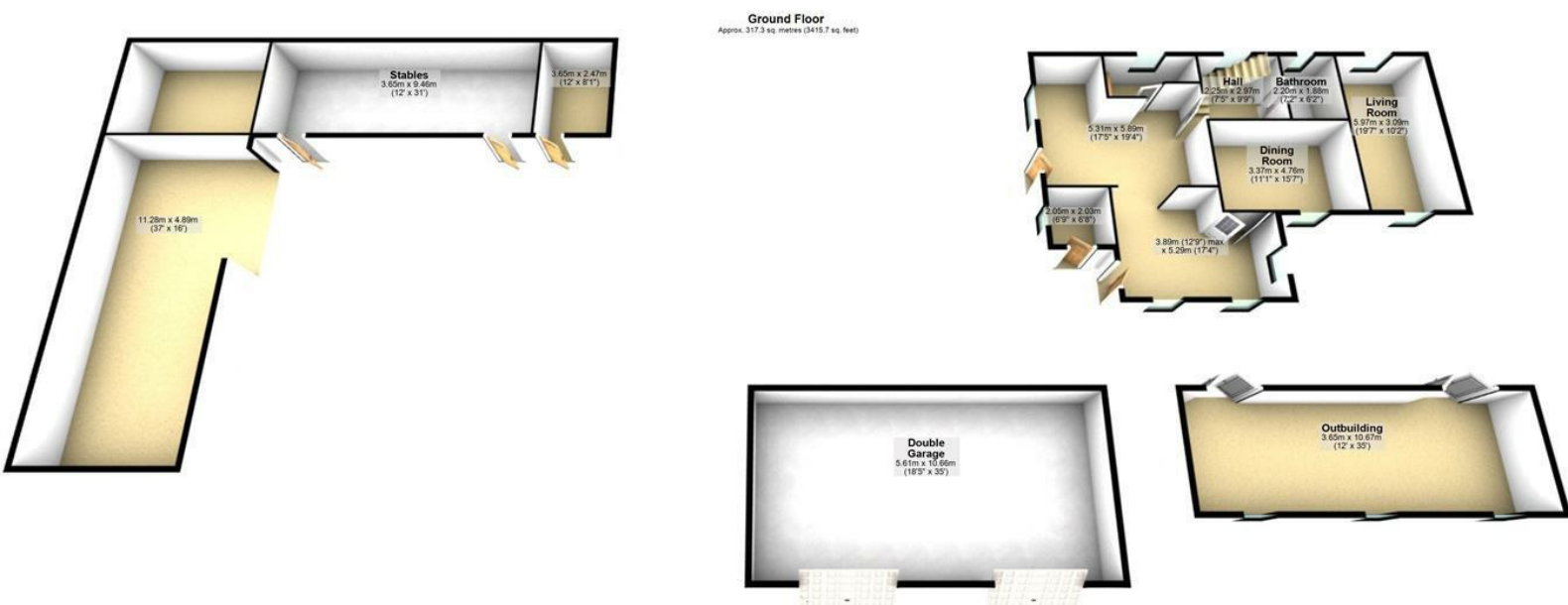
Garages

One HUGE 37ft x 18.5ft Quadruple garage with power and lighting.



Plot and Location





Total area: approx. 399.3 sq. metres (4297.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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