



Moon Cottage Manor Road

Cossington, TA7 8JR

Price £495,000



PROPERTY DESCRIPTION

A rare opportunity to purchase a Grade II listed former gate house set in a large plot extending to 1.855 acres backing onto agricultural land retaining a wealth of character and charm for sale for the first time in over 40 years.

Imposing entrance hall* sitting room* lounge* large kitchen/dining room* two bedrooms* master en suite shower room* family shower room* oil fired central heating* sweeping driveway and parking for numerous vehicles* double garage* gardens and grounds extending to 1.855 acres backing onto agricultural land.

Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: F



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Wooden entrance door to the:

Imposing Entrance Hall

14'1" x 6'9" (4.30 x 2.08)

Mullion window to the rear. Opening to the rear hallway with archway through to the:

Sitting Room

13'0" x 12'1" (3.98 x 3.70)

Mullion window to the front with window seat and mullion window to the side. Television point, two multi pane doors opening to the:

Lounge

20'7" x 12'5" (6.29 x 3.79)

Mullion window to the front with window seat and mullion windows to the side. Fire surround with open hearth.

Kitchen/Dining Room

26'0" x 12'4" (7.93 x 3.78)

Fitted with an extensive range of wall and floor units, two integrated electric hobs, integrated dishwasher and washing machine, recessed sink unit, integrated fridge and freezer, tiled floor, pine stripped ceiling with recessed spotlights, three mullion windows to the side and window to the rear. Cupboard housing the oil boiler supplying domestic hot water and radiators. Airing cupboard.

Stable style door to the:

Rear Porch

Master Bedroom

11'9" x 11'10" (3.60 x 3.61)

Mullion window to the front and window to the side.

Built in wardrobe and archway to the:

En Suite Shower/Dressing Room

Vanity wash hand basin with cupboards below, close coupled w.c. Double mirror fronted wardrobe and low level access shower with extractor fan.

Bedroom 2

11'11" x 11'10" (3.65 x 3.63)

Windows to the side and rear and built in double wardrobe.

Shower Room

8'3" x 7'7" (2.54 x 2.32)

Low level access shower, close coupled w.c., bidet, vanity wash hand basin with cupboards below and extractor fan.

Double glazed wooden window to the side.

Outside

The property fronts onto the main A39 and immediately to the front of the property is attractive stone waling.

The property is accessed from the rear of the plot down a long sweeping driveway leading up to the property with a parking for numerous vehicles.

PROPERTY DESCRIPTION

Detached Double Garage

With up and over door. Access door to the side.

Gardens and Grounds

The gardens extend to approximately two acres mainly laid to lawn with greenhouse and shed.

The gardens are a particular feature of the property backing onto agricultural land making a full inspection essential.

Agents Note

The property faces onto the main A39 with vehicular access being gained from proceeding down the main Cossington Road on the right hand side.

Description

This attractive Grade II listed former Gatehouse is offered for sale for the first time in over 40 years and retains a wealth of character and charm with a mainly thatched roof and mullion windows and is set in a large plot with gardens and grounds extending to approximately 1.855 acres.

Opportunities of this type rarely become available for sale and an early application to view is strongly recommended by the vendors selling agents.

Directions

From junction 23 of the M5 take the first left and proceed up Puriton Hill to the roundabout and proceed straight across. Continue down Puriton Hill to the junction with the A39. Take the left turn onto the A39 and proceed

into the village of Bawdrip. Proceed passing the garage on the left hand side turning left signposted Cossington. The property will be found immediately on the right hand side.









Total area: approx. 130.8 sq. metres (1407.8 sq. feet)



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
 Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

