

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



THE MANOR, MANOR ROAD, COSSINGTON, TA7 8JR



THE MANOR

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Glastonbury and Street 7 miles, Taunton 14 miles, M5 4 miles, Bristol 30 miles

The property is the major part of an important village Manor House (not listed). It has versatile and well decorated accommodation, excellent reception space, absolutely delightful gardens and an idyllic and picturesque position alongside a beautiful 11th Century medieval village church.

This elegant largely Georgian house is light and spacious, with very manageable and liveable accommodation. On the ground floor, the well-proportioned reception rooms all lead off directly from the double ceiling height reception hall with a cantilevered stone staircase and galleried landing. The south and west facing open plan garden room (with kitchen & dining areas) provides a magnificent entertaining space, a utility/laundry and two cloakrooms.

On the first floor are the south facing principal bedroom suite (with a luxurious en suite bathroom with jacuzzi bath and steam shower), the main south facing guest bedroom/library a further bedroom and a second bathroom. On the second floor are a very comfortable sitting/family snug room, 3 bedrooms, a bathroom and a further en suite shower room, and a large walk-in loft storage area.

In all the house includes about 4,567 sq.ft. (424 sq.ms.) with 6 bedrooms and 4 bath or shower rooms.

The grounds of just over an acre include many notable features and areas including a rose arbour, a stage where many village concerts and plays are performed, beautifully landscaped gardens, a stone Garden Pavilion overlooking the koi carp pond, the timber pavilion with additional guest space and outdoor kitchen area, swimming pool and a hard tennis court.

Guide Price £1,100,000

Location

The Manor is in the heart of the village approached through an impressive stone pillared entrance along a tree and copper beech hedge lined driveway to its position adjacent to the medieval church with which it enjoys a special relationship.

Description

The driveway leads into the grounds and opens to the beautiful view of this very handsome house with mature climbing roses and wisteria. It has a fine Stucco façade with elaborate decorative oak weatherboarding and a castellated front entrance.





The property is largely south facing and benefits from large bay windows and French doors.

Internally there is a magnificent galleried entrance hall with an elegant, cantilevered stone staircase, beautiful plasterworks with ornate coving, central ceiling roses and original and fully functioning window shutters. These, and many other period details, are complemented by a superb contemporary kitchen, several bathrooms and oil-fired central heating.

Accommodation

A panelled front door opens into the entrance vestibule/porch which has a tiled floor and glazed panelled double doors into the reception hall. This is a wonderful and very impressive entrance room with a splendid, cantilevered stone staircase with wrought iron balustrades and mahogany handrail. There are also alcoves, with fitted cupboards flanking the fireplace (at present not used).

A door opens from the hall to a large and comfortable sitting room which has a log burning fireplace, recessed cupboards, French windows to the south and faces onto the garden. This room then leads into the open plan kitchen/garden room which combines the kitchen & everyday dining space. This light and magnificent entertainment space room has underfloor heating, sandstone flooring, French garden doors and views to the garden and church.

The kitchen area has a lantern roof, and is well fitted and equipped with units, an island, polished marble work surfaces, an electric 5 oven Aga, a Miele electric oven and hob, and a large American style fridge.

Returning to the main hall, there is direct access to the main guest cloakroom with a fitted cupboard for coats. The dining room is accessed directly from the main hall and is beautifully proportioned with high ceilings and a bay window with the original shutters and outlooks towards the church. A small inner hall off the main hall leads to the second staircase in the property, the utility & laundry room and a cloakroom with basin and WC.

First floor

The staircase rises to a galleried landing and to the east side of the house and the principal bedroom suite. The bedroom has an extensive range of built-in fitted wardrobes and an exceptional en suite bathroom. One section has a shower/steam cubicle, another a jacuzzi bath and twin basins with cupboards below whilst a third screened section has a basin, bidet and loo. The room also has extensive linen storage cupboards.

On the west side of the gallery landing is a smaller landing area with access to a double bedroom with built-in cupboards, a shower room with WC and wash basin, and a large double bedroom with a south facing bay window and bookshelves.

A staircase rises from this inner landing leads up to the second floor.





Second floor

This floor also provides great accommodation with 3 bedrooms, (all benefitting from having fitted wardrobes) and one having an en suite shower room, a bathroom, a large walk-in loft storeroom and a very comfortable private family room/snug room with fitted bookcases.

Outside

Gardens, swimming pool & tennis court

The impressive entrance drive with stone pillars leads to the house which stands beside the ancient church of St. Mary of the Virgin, the Chancel of which dates back to the 12th century.

The private drive (partly shared by the adjoining house) leads to a turning circle formed by a circular pond with box hedging. To the south, there is a York stone outdoor dining area surrounded by acers and mature shrubs and then a lawned garden stretches out with mature cedar trees down to a magnificent copper beech and yew hedge. This area is bounded by a hedge to the church yard to the south and west.

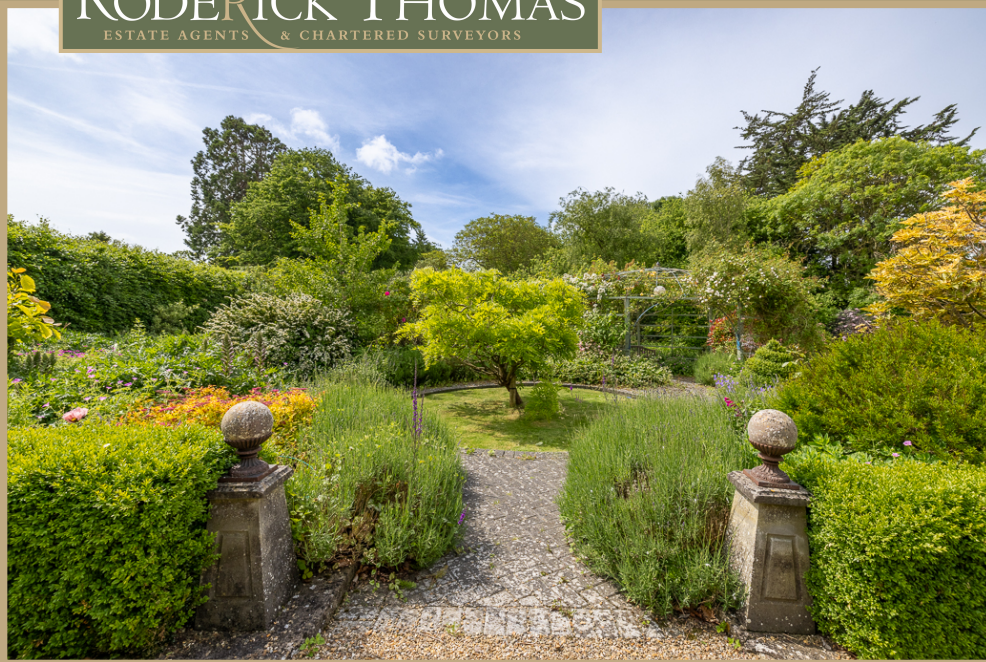
The drive continues past the house and on one side is a lawned area maintained by the owners of the Manor. On the other side of the drive are south facing, well stocked herbaceous borders divided by box hedges filled with peonies, roses and bluebells.

The gravelled drive/path leads from the house to double wrought iron gates which open to beautiful private landscaped gardens. These have been planned, landscaped and maintained to exceptional standards and include terraces, lawns, herbaceous borders, flowerbeds all divided by box hedges.

The garden enjoys many 'areas' - one feature is accessed via a circular lawn, edged by lavender, leading to the 'Garden of Helios' a rose covered arbour with box obelisks on all four corners built in the memory of the late Roger Elliot (the well-known astrologer). Another is the paved stage/terrace, surrounded by a backdrop of willow and jasmine and used for operas and Shakespeare plays in the village in the summer.

To the very western boundary is a secret garden screened by a giant golden yew ball filled with raised beds containing magnolia, camelias, peonies, hellebores and a fine marble Chinese Buddhist Tower. Neatly tucked away are a garden store shed, greenhouse and composting area and incinerator.





Beyond, the stage, the garden path leads through a yew arch to a wildflower area and a peaceful and tranquil 'meditation' pavilion of timber and brick construction with open sides on the south and east with views to the church overlooking the koi carp pond.

The garden pathway continues, flanked by rockeries and ponds to the heated swimming pool and recreational area with a pool dining area. The pool is set in a large, paved private terrace with an adjacent pool house. This building contains an outside covered kitchen with a sink, hob stove, fridge and barbeque and internally has a bedroom/changing area, shower and cloakroom (basin & loo).

Close by, is the stone pool house which houses the pool air source heat pump, filtering system and provides additional storage.

Just beyond the pool is another large timber gardening tool/storage shed and the all-weather hard tennis court. To the north and east sides (so south and west facing) are the well-stocked vegetable garden with raised beds, espaliered fruit trees and cages for soft fruit. The beds contain established asparagus beds, artichokes, rhubarb, fennel, mint and the mature and productive fruit trees include pears, peaches, apricot, fig, greengage and Victoria plums.

Of note

Over the years, The Manor and the stage in the garden has been the host of many classical concerts by internationally renowned musicians.

About the area

Cossington is a traditional village with its' historic church, a primary school, pub and village hall. It lies between the towns of Bridgwater and Street and the M5 motorway, (junction 23), is less than 4 miles away with fast access north to Bristol & south to Taunton with a main line rail connection to London. There are excellent state and independent schools in close proximity including local primary schools, the well-respected Millfield School, Wells Cathedral School, Sidcot and the Taunton Schools.

Bristol and Exeter international airports are both within easy reach.

Cossington is one of the Polden villages which all lie to the north (*and well away from*) the main road link from Bridgwater and the M5 to Street, Glastonbury and the east of the county.

The villages combine to provide an extensive range of amenities and facilities and create an active, friendly community participating in a very wide range of social and cultural events.





Brief History

The Manor in Cossington was part of the ancient Polden Estate of Glastonbury Abbey.

The property is listed in the Domesday Book under the 'Land of St Mary of Glastonbury' as 'the abbot Cossington' and it is believed that the oldest room in The Manor, now the Dining Room, served as the office for the collection of tithes from the substantial landholdings.

At one time was home to the Brent family who gave their name to the nearby landmark of Brent Knoll. The Manor's impressive South facing façade dates back to the 1830s by the architect Richard Carver – a prolific architect of churches and secular buildings in Somerset. These changes include the carved and decorated barge boards, a castellated main entrance and a stone Somerset Griffin over the front door.

The property has been lovingly restored and improved over many years and is in excellent decorative order.

Property information

Postcode: TA7 8JR

What 3 words: giggled.various.skippers

Services: Mains electricity, water, drainage. Oil fired central heating

Local Authority: Somerset C.C. www.somerset.gov.uk

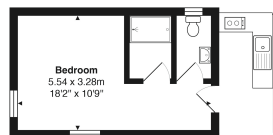
Tax Band: E

EPC: Awaited

Contents, Fixtures and Fittings:

All curtains, blinds and fitted carpets are included in the sale. All other contents including chandeliers, fixtures and fittings, garden ornaments and statues are specifically excluded from the sale. Items may be available by separate negotiations.

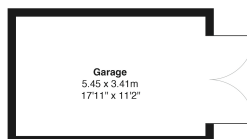




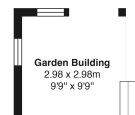
Pool House
Area: 18.2 m² ... 196 ft²



Area: 6.1 m² ... 66 ft²



Area: 18.6 m² ... 200 ft²

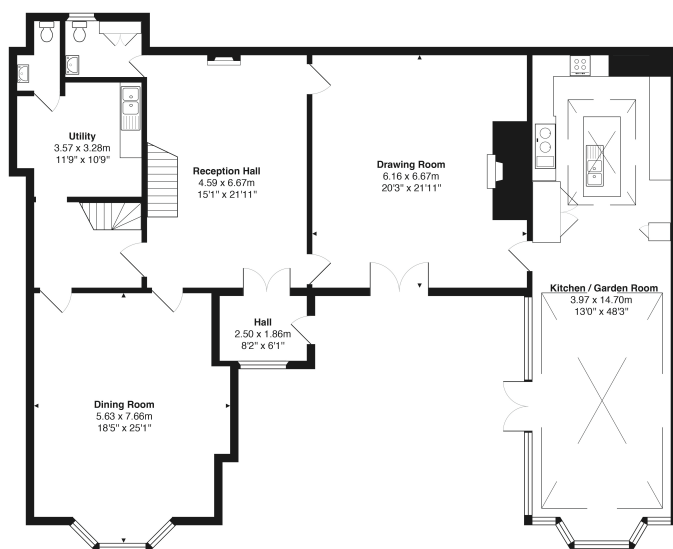


Area: 8.9 m² ... 96 ft²

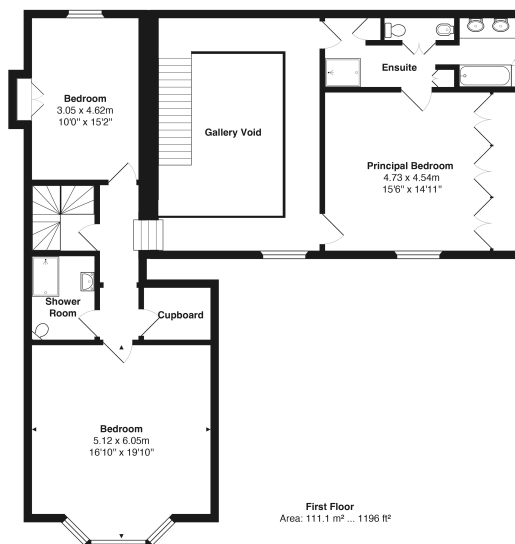
The Manor, Cossington



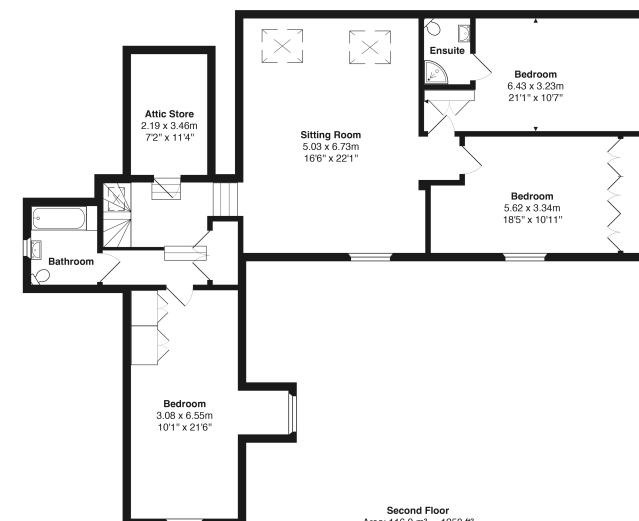
Approximate gross internal floor area of main building - 424.3 m² / 4,567 ft²
(excluding outbuildings)



Ground Floor
Area: 196.3 m² ... 2113 ft²



First Floor
Area: 111.1 m² ... 1196 ft²



Second Floor
Area: 116.9 m² ... 1258 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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