

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



Cosicot, Row Lane, Keinton Mandeville, Somerton, TA11 6EE

**COSICOT, ROW LANE,
KEINTON MANDEVILLE, SOMERTON, TA11 6EE**

Somerton 5 miles, Glastonbury 7 miles, Wells 13 miles, Yeovil 11 miles, Castle Cary 7 miles, A303 5 miles, Bristol 31 miles, Bath 29 miles.

A charming, period stone cottage in need of modernisation and offering plenty of character features, as well as scope for further improvement.

The property is situated in a central position, within the popular village of Keinton Mandeville, close to Somerton, Glastonbury and Castle Cary and is offered with no onward chain.

Outside, the property benefits from a private courtyard garden and a good size off road parking area for multiple vehicles.

Guide Price £200,000

Location

Cosicot is situated in a pleasant, established residential area, with easy access to the main trunk roads, the principal local towns and villages and a range of popular schools.

Keinton Mandeville is a historic village, named in the Domesday Book and dating back to at least Roman times. It's a thriving and friendly village with a good range of amenities and a friendly community, with a church, village stores, pub, farm shop, primary school and various clubs and societies. The main village facilities are within easy, level walking distance.

See www.keintonmandeville.com

The nearby towns of Castle Cary, Glastonbury, Street & Somerton all provide a good range of sporting and cultural facilities whilst Wells, Sherborne, Yeovil, Taunton, Bath and Bristol are all within easy reach. The A303 is a few miles south and Castle Cary Station has a regular mainline service to Paddington. There are good state and independent schools in the local area including Millfield, Hazelgrove, Wells Cathedral, as well as Keinton Mandeville Primary, Strode College, Crispin and the Glastonbury, Sherborne and Bruton schools.



Accommodation

Cosicot is a charming, terraced cottage, believed to date back to the late 1700's to early 1800's and forming part of an old forge. The property is now in need of some improvements but still retains plenty of character, including the original inglenook fireplace.

The cottage is constructed of local blue lias stone under a clay tiled roof. Internally, the accommodation offers great potential to restore it to its former glory, with a pleasant open plan sitting room and kitchen benefitting from a large inglenook fireplace with fitted log burner.

In the kitchen area there are a range of fitted kitchen units, as well as plumbing for laundry facilities and space for a dining table whilst the lounge area has ample space for comfortable seating arrangements and French doors that open onto the courtyard garden. Immediately to the front of the property is a large porch area and storage shed; which subject to the relevant permissions, could make a new kitchen area and a home studio/office. The property benefits from double glazing throughout.

On the first floor there are two bedrooms and a bathroom, which offers a panel bath with electric shower, loo and wash basin.

Outside

The cottage benefits from a private courtyard garden to the front, which is enclosed by timber fencing and includes a large storage shed. From there, a pathway leads out onto the graveled off road parking area. The surrounding area has easy access to open countryside and stunning walks.

Other Points

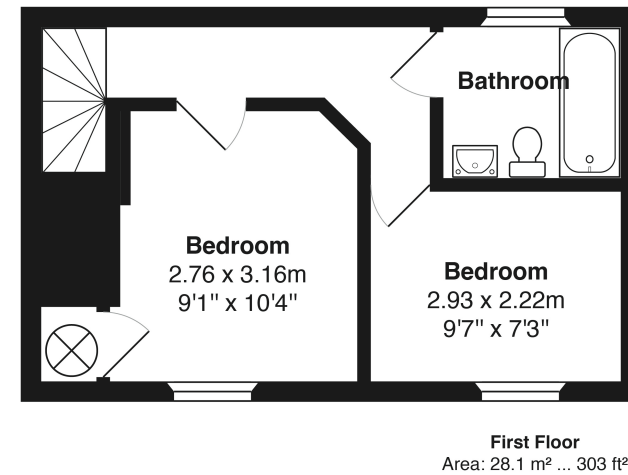
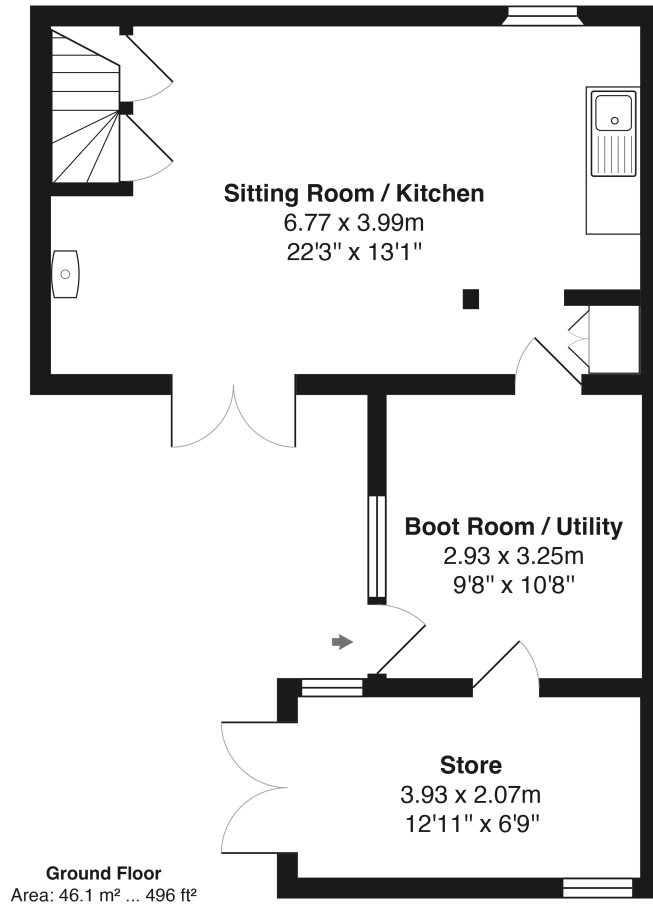
Freehold

Mains water, drainage and electricity all connected. Electric heating. There is no gas connected, but the mains supply runs past the property and could be connected, should the new owner wish to do so.

Council tax band C

EPC: Rating E





**Cosicot,
Keinton Mandeville**



Approximate gross internal floor area of main building - 74.2 m² / 799 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 - By appointment only & interested parties are advised to check availability and current situation prior to travelling to see any property.

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