

THE MANOR



MANOR ROAD • COSSINGTON • SOMERSET



The principal portion of an important village house with versatile, well-decorated accommodation, excellent reception space and beautiful gardens

Features

- Entrance Vestibule
- Reception/Dining Hall
- Library
- Beautifully Fitted Kitchen
- Laundry Room
- Sitting Room
- Inner Hall
- Cloakroom
- Conservatory
- Galleried Landing
- Principal En Suite Bedroom
- First Floor Bedroom / Study
- Further Bedroom & Shower Room
- Second Floor Landing with:
 - Three Bedrooms (One En Suite)
 - Studio / Sitting Room
 - Further Bathroom
- Carriage Drive
- Enclosed Gardens
- Garage / Garden Implement Store
- Greenhouse
- Wooden Pavilion and Stone Pool House
- Swimming Pool
- All-Weather Tennis Court
- Kitchen Garden

In all about 0.426 hectare (1.052 acre)







The Location

The Manor is set on the edge of this sought after Polden Hill village, which has an ancient church, inn and village hall. Cossington is conveniently found just off the A39 and within easy reach of the M5 motorway (Junction 23), providing fast access to Taunton and Bristol. Street is also a short distance away with the well-respected Millfield School and shopping outlet. Taunton, the County Town of Somerset, also has a good shopping centre, is the home of the Country Cricket Ground and three well-known independent schools, namely King's and Queen's Colleges and Taunton School, and Richard Huish Sixth Form College.

Taunton also has a main line station with fast trains scheduled to arrive at London Paddington within an hour and forty five minutes. Bristol is also readily accessible with its popular Clifton Village for unusual shops and the Cribbs Causeway Shopping Mall with John Lewis and many other well-known stores. Supermarkets, shops and services are just three miles away in Bridgwater where there is also an outstanding college of further education. Bristol and Exeter international airports are both within easy reach.



Communications

- Bridgwater 3 miles
 - Street 7 miles
 - Glastonbury 7 miles
 - Taunton 14 miles
 - Bristol 30 miles
- (distance/times approximate)





The Property

This beautiful old house forms the principal part of a substantial manor house which is believed to pre-date the earliest, 11th century chancel of Cossington's parish church, St. Mary's the Virgin. 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 library, served first as an office for the collection of tithes from their vast landholding. The Manor's imposing and impressive façade dates back to the 1840's renovations and includes decorative oak bargeboards, a castellated entry and painted Marian roses and a stone Somerset griffin is found over the front entrance. The property has been lovingly restored

over many years, is in excellent decorative order and offers well-proportioned reception rooms, all leading off a double ceiling height reception / dining hall with stone staircase and galleried landing. The accommodation is not only light and spacious, but also extremely versatile, being arranged over three floors and the second floor could easily form a self-contained apartment. It is the gardens at The Manor that are so special which stretch out to the front of the house, adjoining the church and along the drive through decorative wrought iron gates. The gardens have many notable features, including a rose arbour, a stage where many village concerts and plays are performed and a pool and a tennis court.



Accommodation

Ground Floor

A front door leads into the **Entrance Vestibule** with exquisite cornice and plasterwork and partly bevelled glazed doors lead into the **Reception / Dining Hall** with black and white tiled floor, fine cantilevered stone staircase with handrail and balustrade lead up to the **Galleried Landing** and a fireplace (at present not used), with recessed cupboards to either side which would have originally led into the catacombs and wine cellars of the original house. The **Drawing Room**, also known as the **Library**, is beautifully proportioned and has a bay window with original shutters, a gothic pelmet and outlooks towards the church. The **Inner Hall** has a secondary staircase and door leading into the **Kitchen**, which is beautifully fitted with Victorian style wall and floor mounted cupboards with a South African granite topped island designed and built by Benton of Highbridge. There is a double stainless steel sink set within the granite and other features include an oven, ceramic hob and a range cooker with stainless steel canopy over. A further door from the kitchen leads back through to a further lobby and into the **Sitting Room** with handsome fireplace with open grate, recessed cupboards and cornice ceiling. There are French doors to the front of the house and glazed doors leading into the conservatory and an inner lobby with useful built-in cupboards, a **Laundry** with plumbing for washing machine, tumble dryer, sink unit and the central heating boiler. There is also a **Cloaks Lobby** and a **Cloakroom** with WC. The **Conservatory** is built of hardwood with Pilkington glass and provides a magnificent entertaining space, with tiled floor and French doors out into the garden and a substantial terrace. There is also a **Breakfast Kitchen**.

First Floor

The **Galleried Landing** has views to the front, has plastered cornice and ceiling rose and doors leading into the **Principal Bedroom**, which also has a ceiling rose and lovely outlooks over the gardens and towards the church, a wall of built-in cupboards and door through to the **En Suite Bathroom / Dressing Room**, also by Benton, and includes a **Shower / Steam Cubicle**, excellent built-in cupboards with green and black marble counters, a Jacuzzi bath, two wash basins with cupboards below and an offset WC and bidet with built-in cupboards with recessed dressing mirror. An **Inner Landing** on a slightly higher level gives access to the **Shower Room** with WC, shower cubicle with Mira shower, wash basin and built-in cupboards. There is a first floor **Sitting Room / Bedroom** with fireplace, extensive bookcase and bay window with shutters that enjoys lovely outlooks. The back **Bedroom** is found on this floor with built-in cupboards and drawer chest. A further staircase leads up to the

Second Floor

Landing having extensive cupboards and walk-in storage and door leading to the **Bedroom** with double aspect and built-in cupboards, a **Bathroom** with WC, wash basin, panelled bath with shower attachment and heated towel rail. A **Sitting Room / Studio** has a wall of fitted bookcases, a high window with lovely views and doorway leading through to a **Bedroom** with built-in cupboards and windows with lovely views over the village. **En Suite Shower Room** with shower, WC and wash basin. A further **Bedroom** has a wall of fitted cupboards.





Gardens and Grounds

An impressive stone pillared entrance leads into The Manor and opens up to the front of the house with a **Circular Pond** with box hedging. Lawned gardens stretch out to the front of the house with magnificent cedar trees and a herringbone brick **Forecourt** to the front of the house. Roses and wisteria adorn the front of the house and there is a lower hedge of pittosporum, grasses, daphne and other well-chosen plants. The drive passes the house and approaches the double wrought iron gates with 'CM' insignia and leads into the beautiful gardens. A series of well-stocked herbaceous borders are divided by box hedging and enjoy all available sun, facing south. A circular lawn with wisteria and edged by lavender leads to the 'Garden of Helios' created by the late astrologer Roger Elliot, a previous owner of The Manor, and a rose arbour which is adorned with roses, honeysuckle and box obelisks on all four corners. A lower lawn enjoys good sunshine and is planted out with a variety of well-chosen plants. The gardens sweep round to an area where there are stone steps leading up to a **Terrace**, which is shaded and protected by a living woven willow canopy that has proven the ideal platform for a number of village operas and Shakespearean plays. A further archway leads into a side garden screened by a giant golden yew ball and has trelliswork, raised beds, camellias, rhododendrons, tree peonies and hydrangeas. There are useful outbuildings including a **Greenhouse**, which measures 12ft x 8ft, a **Garden Implement Store** with double doors and a well-placed **Fish Pond**. There is also a compost area with incinerator and bins. A path leads through a yew arch to the partly walled garden that is also open to the west and overlooks traditional farmland and leads to the **Recreation Area** with a wide surrounding brick terrace and a kidney shaped **Heated Swimming Pool**, a pretty octagonal stone **Pool House** and **Wooden Pavilion** that has a veranda with a **Kitchen Area** with stainless steel sink and fridge and inside a **Cloakroom** with WC, wash basin, **Shower Room** and **Changing Room**. The **All-Weather Tennis Court** is surrounded on two sides by a beautifully stocked **Kitchen Garden** that includes soft fruit cages with red, white and blackcurrants and strawberries, an apple arbour and six raised vegetable beds, espaliered pears, peaches, plums, cherried and apricot, greengage and a mature fig.

In all the gardens and grounds amount to about 0.426 hectare (1.052 acre).



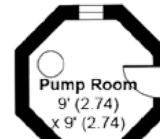




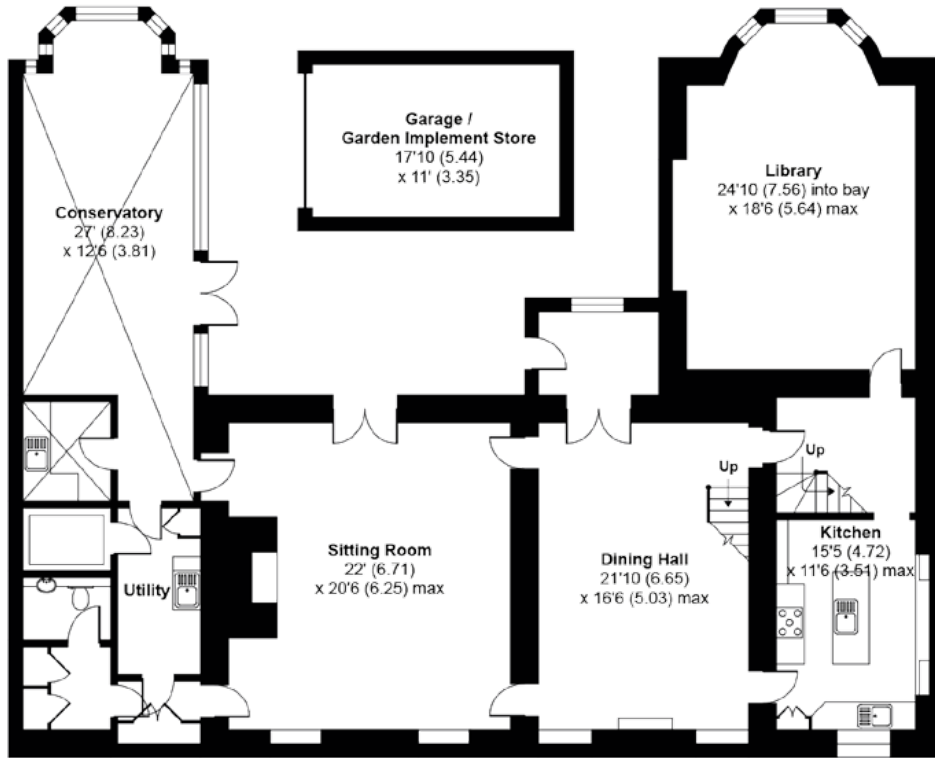
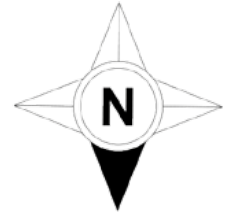
Approx. Gross Internal Floor Area:

5,438 sq ft / 505.1sq metres

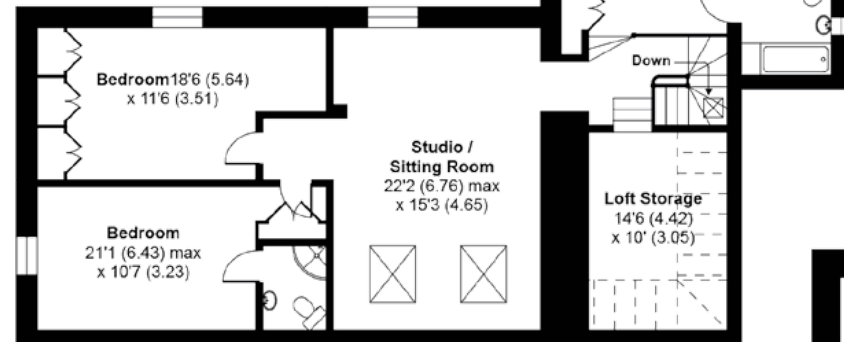
(Excludes restricted head height & outbuildings & void / includes garage)



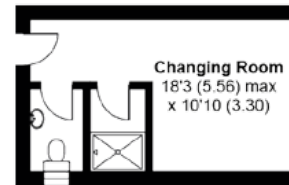
Pool House



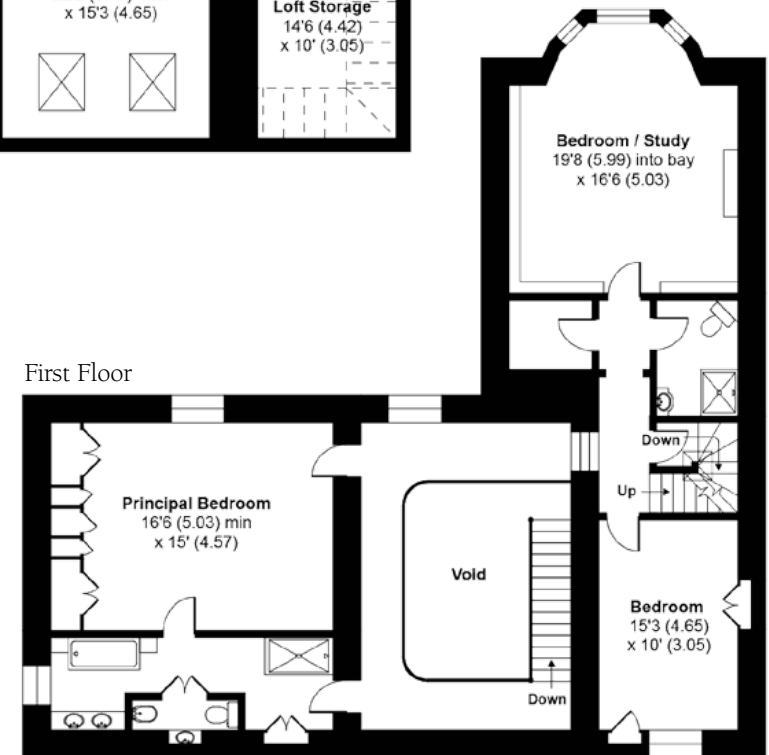
Ground Floor



Second Floor



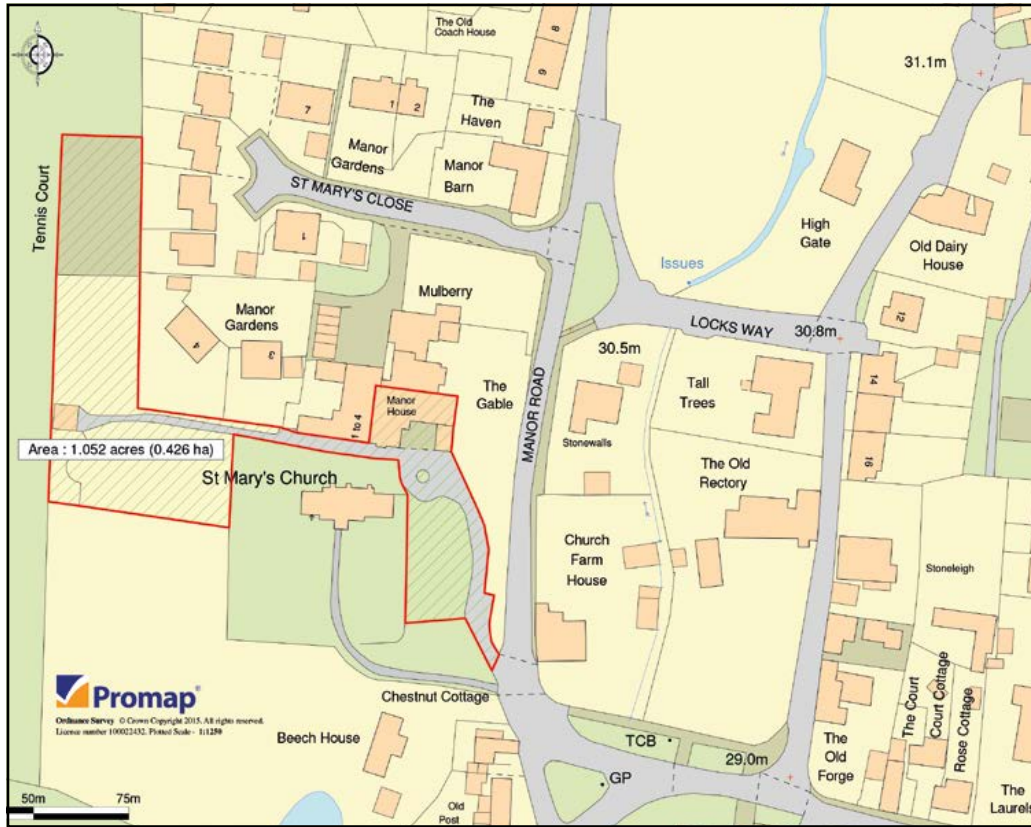
Pavilion



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient • lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient • higher running costs			

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Property information

Postcode: TA7 8JR

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

Local Authority: Sedgemoor District Council
Bridgwater House, King's Square, Bridgwater
TA6 3AR. www.sedgemoor.gov.uk
Telephone: 01278 435435

Tax Band: E

Local Directions:

(Postcode: TA7 8JR)

Leave the M5 Motorway Junction 23, taking the A39 signposted to Glastonbury and Street. Continue along this road to the next 'T' junction turning left towards Street and Glastonbury. Proceed along this road for several miles and take the first signpost to Cossington (quite a difficult turn, only small sign post on the right hand side on a fast stretch of road). Proceed down into the village where the road bears round to the right and at the little triangle turn left where you will

find the pillared entrance to The Manor beside the church gates. Proceed up the drive to The Manor.

Viewing: By appointment with Jackson-Stops & Staff's Taunton office: 01823 325 144

Contents, Fixtures and Fittings:

All curtains, blinds and fitted carpets are included in this sale. All other contents, fixtures and fittings, garden ornaments and statues are specifically excluded from the sale. Certain items may be available by separate negotiation.

Fast Find: 61659

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Details prepared & photographs taken June 2015

