



JEANES
HOLLAND
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The Barn, Millmoot Lane, Cossington, Somerset

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CONVERTED IN 1991, THIS FANTASTIC BARN CONVERSION BOASTS SPACIOUS AND IMMACULATELY PRESENTED ACCOMMODATION, SET WITHIN THE HEART OF THE FAVOURED POLDEN VILLAGE OF COSSINGTON. VIEWING IS ESSENTIAL TO APPRECIATE SIZE.

The accommodation includes reception hall, sitting room, kitchen, dining room, fabulous garden room with doors onto the walled courtyard garden, study, single integral garage, store, utility room, master bedroom with en-suite shower room, two further bedrooms, family bathroom, oil fired central heating system and double glazing.

LOCATION

The popular Polden Hill village of Cossington has an attractive centre and offers a Church, local inn, and new Village Hall. The easily accessible A39 puts the thriving centre of Street, with Millfield School and Clarks Village (complex of factory shopping outlets) within 9 miles, whilst the M5 motorway interchange at Dunball, Bridgwater (junction 23) is just 4 miles distant, Taunton, Bristol, Bath and Exeter are approximately 18, 40, 39 and 48 miles respectively.

DIRECTIONS

From Street take the A39 in a westerly direction towards the M5, passing through the villages of Walton and Ashcott. After approximately 9 miles, turn right signposted to Cossington. Upon entering the village, negotiate the sharp right bend passing the former Primary School on the right and turn immediately left into Bell Lane. Take the first right turning into Millmoot Lane where The Barn is located on the left hand side.

ACCOMMODATION

All measurements are approximate.

ENTRANCE HALL

Spacious reception hall with attractive arched part glazed front entrance door inset within an exposed stone and brick feature surround. Solid walnut panelled doors open to the lounge, kitchen and dining room. Staircase ascending to the first floor.

KITCHEN 19' 3" x 8' 11" (5.86m x 2.72m) maximum

Dual aspect kitchen fitted with an attractive range of shaker style wall, base and drawer units with granite style worktop surfaces over. Deep inset butler sink with brass mixer tap. Belling Classic range style cooker with seven plate ceramic hob and cooker hood over. Ceiling spotlights. Double glazed windows to the front and side elevations. Space for a dishwasher and tall fridge freezer. Fixed dresser unit with glass display cabinets. Attractive wall and floor tiling. Two radiators. Undercounter Worcester oil fired combination central heating boiler. Door opening to the side of the property. Archway to:

DINING ROOM 11' 10" x 9' 0" (3.60m x 2.74m)

Dark oak effect laminate flooring. Window overlooking the rear courtyard garden. Wide archway to:

SITTING ROOM 17' 4" x 10' 10" (5.28m x 3.30m) plus 12' 6" x 9' 5" (3.81m x 2.87m)

Superb 'L' shaped principle reception room that enjoys the benefit of tall arched windows to the front elevation that afford ample natural light to the room, inset within a pretty exposed stone feature wall. Wood burning stove mounted on a stone hearth with patterned brick surround. Exposed ceiling timber. Window to rear overlooking the walled courtyard garden. Two radiators.

GARDEN ROOM 25' 10" x 15' 6" (7.87m x 4.72m)

Most impressive garden room that provides an ideal space for entertaining or relaxing. Tall UPVC double glazed windows the full width of the room provide a light and airy feel to the room and an outlook over the walled courtyard garden. Two radiators. Panelled doors opening to the cloakroom and study. Glazed patio doors open to the courtyard.

CLOAKROOM

Traditional white suite comprising concealed cistern WC and wash hand basin with built under cupboard unit. Complementary patterned floor tiling. Radiator. Wall lights.

STUDY 15' 6" x 8' 3" (4.72m x 2.51m)

Window to the front elevation. Radiator. Loft hatch providing access to the roof space. Panelled door to:

INTEGRAL GARAGE 16' 10" x 8' 7" (5.13m x 2.61m)

Single garage with hinged doors. Power and lighting. Roof storage space. Panelled door to:

WORKSHOP

Spacious workshop providing an ideal crafts or hobbies room. Door to:

UTILITY ROOM 10' 5" x 6' 2" (3.17m x 1.88m)

Fitted with wall and base units with worktop surfaces over. Space and plumbing for a washing machine and tumble dryer. Stainless steel sink unit. Window to the front. Door to outside.

FIRST FLOOR LANDING

Spacious landing with built in linen cupboard. Loft hatch providing access to the roof space. Double glazed window to the front elevation. Solid walnut panelled doors to the bedrooms and shower room.

MASTER BEDROOM 17' 2" x 10' 0" (5.23m x 3.05m)

Large dual aspect room with windows to the front and side elevations. Built in mirrored wardrobes. Panelled door to:

EN-SUITE

White suite comprising shower enclosure with Mira electric shower, close coupled WC and wash hand basin with built under cupboard storage. Obscured window. Chrome heated towel rail.

BEDROOM TWO 13' 5" x 10' 2" (4.09m x 3.10m) plus door recess

Window overlooking the courtyard garden at the rear. Built in double wardrobes. Radiator.

BEDROOM THREE 15' 5" x 8' 5" (4.70m x 2.56m) maximum including wardrobes

Built in double wardrobe. Window to the front. Radiator.

SHOWER ROOM

Attractive white suite comprising shower enclosure with Triton electric shower over, traditional low level WC and pedestal wash hand basin. Attractive floor and wall tiling. Chrome heated towel rail.

OUTSIDE

The property features a delightful walled courtyard garden at the rear with pretty flower raised borders and trellis. An ideal spot for relaxing or al-fresco dining with a sunny aspect. To the side of the house, a further courtyard provides ample parking in front of the garage, fully enclosed and accessed through timber gates.

FINANCIAL SERVICES

Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Services.

RESIDENTIAL LETTINGS

Jeanes Holland Burnell offers a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

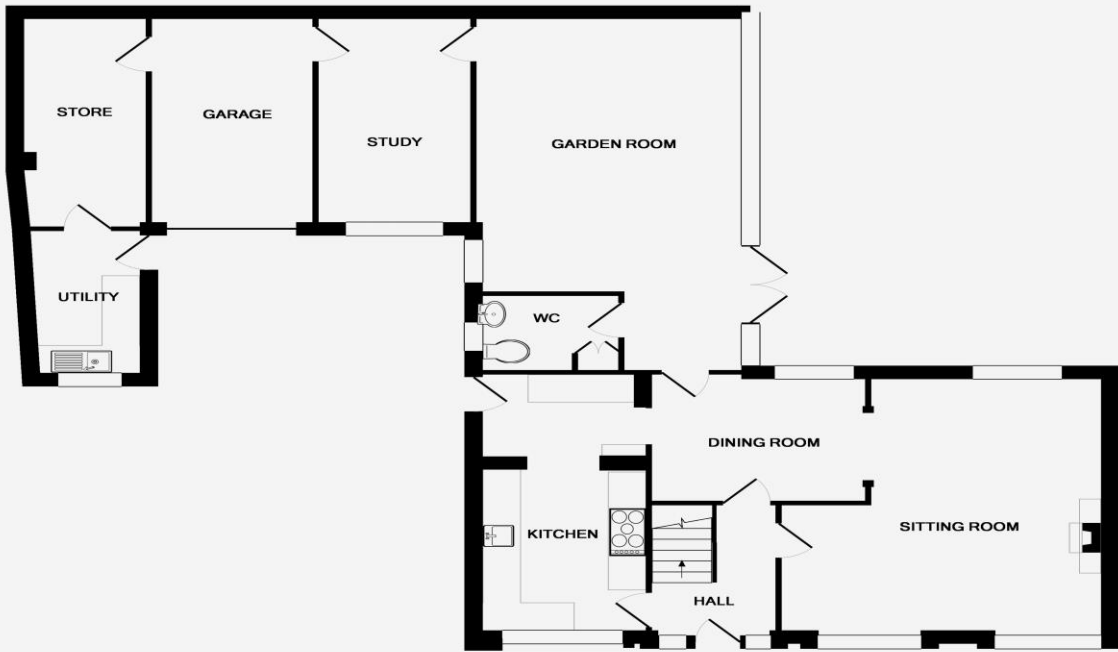
NOTE: The tenure of the property and its garden is

NOTICE

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. Buyers should obtain verification from their Solicitor. Please check the availability of any property before travelling any distance to view.

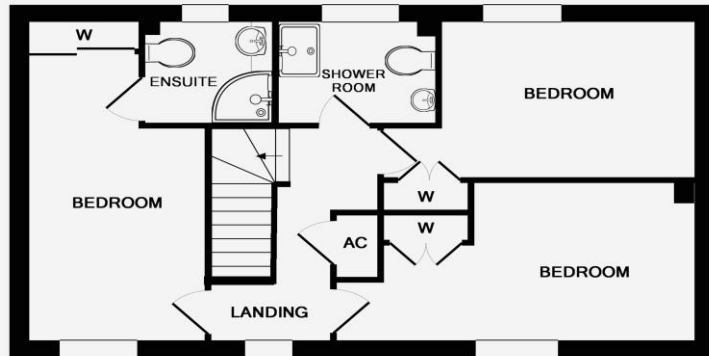
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GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR

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Energy Performance Certificate



The Barn, Millmoot Lane, Cossington, BRIDGWATER, TA7 8LW

Dwelling type: Semi-detached house Reference number: 0972-2891-6480-9306-7651
Date of assessment: 09 August 2016 Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 August 2016 Total floor area: 172 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 4,740

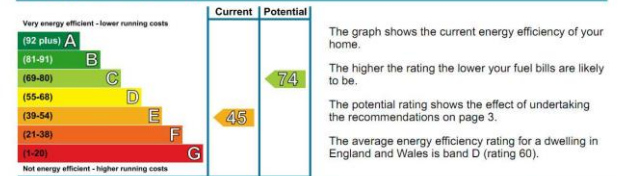
Over 3 years you could save £ 2,052

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--|
| Lighting | £ 333 over 3 years | £ 252 over 3 years | |
| Heating | £ 3,858 over 3 years | £ 2,256 over 3 years | |
| Hot Water | £ 549 over 3 years | £ 180 over 3 years | |
| Totals | £ 4,740 | £ 2,688 | You could save £ 2,052 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £ 1,401 | ✓ |
| 2 Floor insulation (solid floor) | £4,000 - £6,000 | £ 300 | ✓ |
| 3 Low energy lighting for all fixed outlets | £35 | £ 69 | ✓ |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at a up-front cost.



