



## THE MILL COTTAGE, COCKERCOMBE, QUANTOCK HILLS, SOMERSET

A beautifully situated Grade II Listed Cottage with stables, outbuildings  
and land all peacefully situated on the edge of the Quantocks



## LOCATION

Nether Stowey 1 mile, Spaxton 3 ½ miles and the County town of Taunton and Bridgwater are about 9 ½ miles. M5 motorway at Taunton (Junction 25) or Bridgwater (Junction 24).

**Mainline Trains:** Taunton to London Paddington under 2 hours.

**Airport:** Bournemouth, Exeter, Bristol all within 1 ¼ hours.

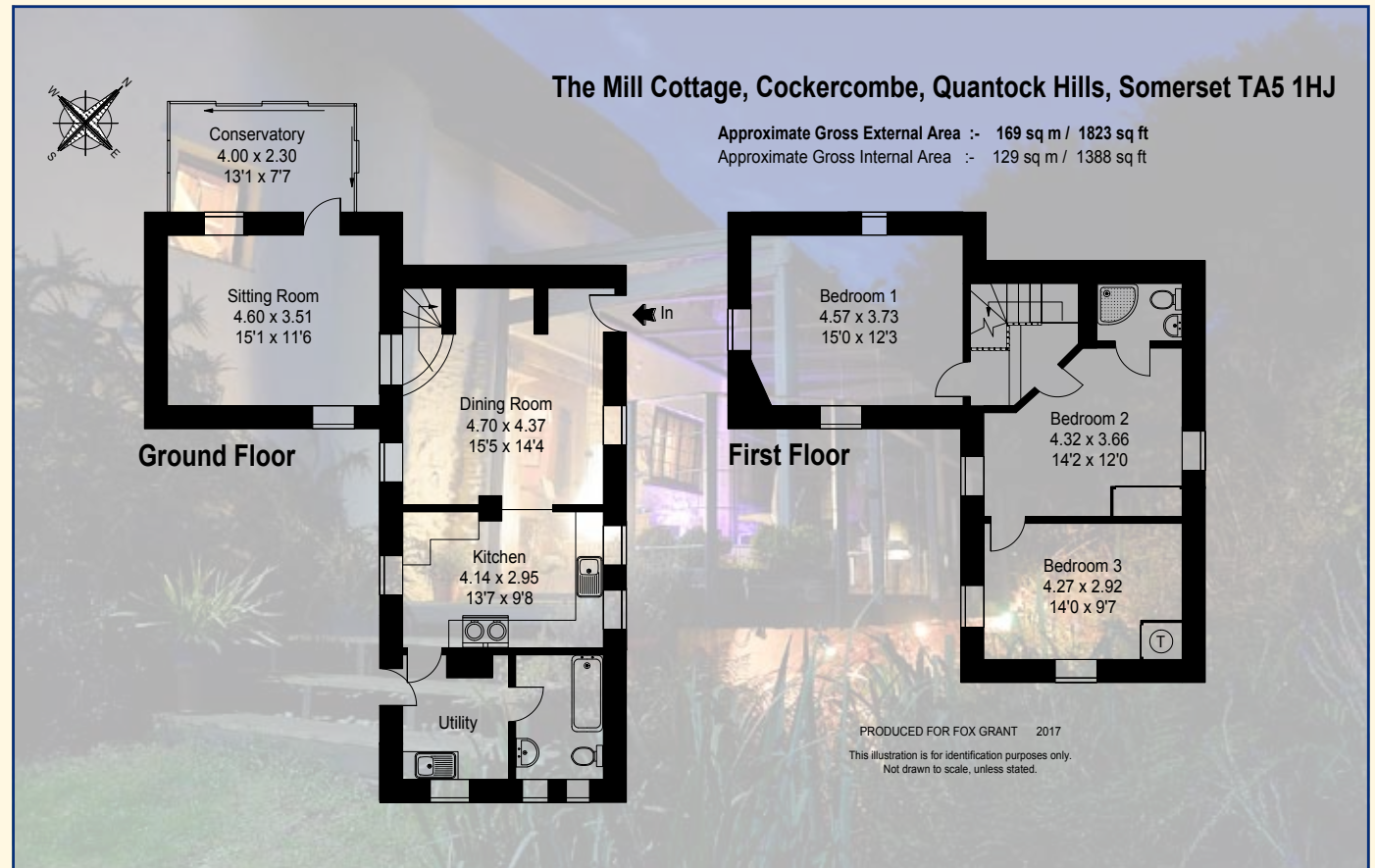
Situated at the foot of the Quantock Hills, an Area of Outstanding Natural Beauty, Mill Cottage sits in the quiet hamlet of Cockercombe with many historic villages including Nether Stowey and Spaxton providing local amenities, schools, churches and Public Houses. The County town and commercial centre of Taunton with a host of shops, schools, mainline station, services and M5 motorway lies within 10 miles. Alternatively Bridgwater lying to the east provides similar services and motorway access.

**Local, Sporting & Recreational** Plentiful walking, cycling and riding opportunities in the surrounding beautiful rolling countryside of the Quantock Hills with numerous footpaths, bridleways and quiet lanes. Racing is at Taunton, Exeter and Wincanton. Outriding from the property itself is excellent with a bridlepath leading onto excellent hacking trail plus there are equestrian facilities – Stockland Lovell Equestrian Centre, Pontispool Equine Centre at Taunton plus hunting with the Taunton Vale Foxhounds or Harriers, as well as several other hunts, all within easy reach. Numerous golf courses within motoring distance. Sailing, sea fishing and water sports on the north coast, with the nearest beach at Kilve, a 15 minute drive. For further tourism and leisure information see [www.visitsomerset.co.uk](http://www.visitsomerset.co.uk).

**Education** Of note are the excellent selection of schools in the area including Taunton School, King's College, Wellington, Bruton and Millfield. Independent schools details [www.isc.co.uk](http://www.isc.co.uk) State schools information [www.somerset.gov.uk](http://www.somerset.gov.uk).

## THE PROPERTY

Mill Cottage is a Grade II Listed thatched cottage dating from the early 1600s which was sympathetically restored in an award winning refurbishment by the current owners following a fire in 1998. The roof was re-thatched earlier this year. The accommodation is well presented with a host of period features, as well as a contemporary glass garden room overlooking the mill stream. The kitchen benefits from an oil fired Aga, fitted wooden cabinets and granite work surfaces. The sitting room boasts quarry tiled floors and an efficient wood burning stove. The staircase is handcrafted from English Oak and Elm and the wooden floors continue into the three bedrooms upstairs, with their panelled walls and beams. The quality of the present owners' restoration is apparent throughout and successfully creates a traditional, yet comfortable characterful home.



The house extends to some 116.6.m<sup>2</sup> (GIA).

- Sitting Room
- Reception/Dining Room
- Well Appointed Kitchen with Aga
- Master Bedroom with Shower Room
- Two Further Bedrooms
- Downstairs Family Bathroom
- Utility Room with downstairs W.C.

## GARDEN

- Spacious Parking and Turning Area
- The gardens lie predominately to the south of the Cottage
- Gravelled seating area
- Attractive garden with lawn, hedging, flower borders and mature trees and Mill Leat
- There are a selection of useful outbuildings, several with electric, that have been utilised as a home office, tool/potting shed, summerhouse and workshop

## STABLES & LAND

- Wooden stable block with 3 stables (two 12"x12" and one foaling box) and a Tack Room
- Three paddocks of permanent, well-draining pasture of about 3 ¾ acres bounded by quality post and rails/hedges
- Plentiful hard standing/turnout, lorry/box parking with separate access
- All paddocks have separate access

In all about 4.17 acres.

## AGENT'S NOTES

### Property Misdescriptions Act 1991

Fox Grant and their clients give notice that:

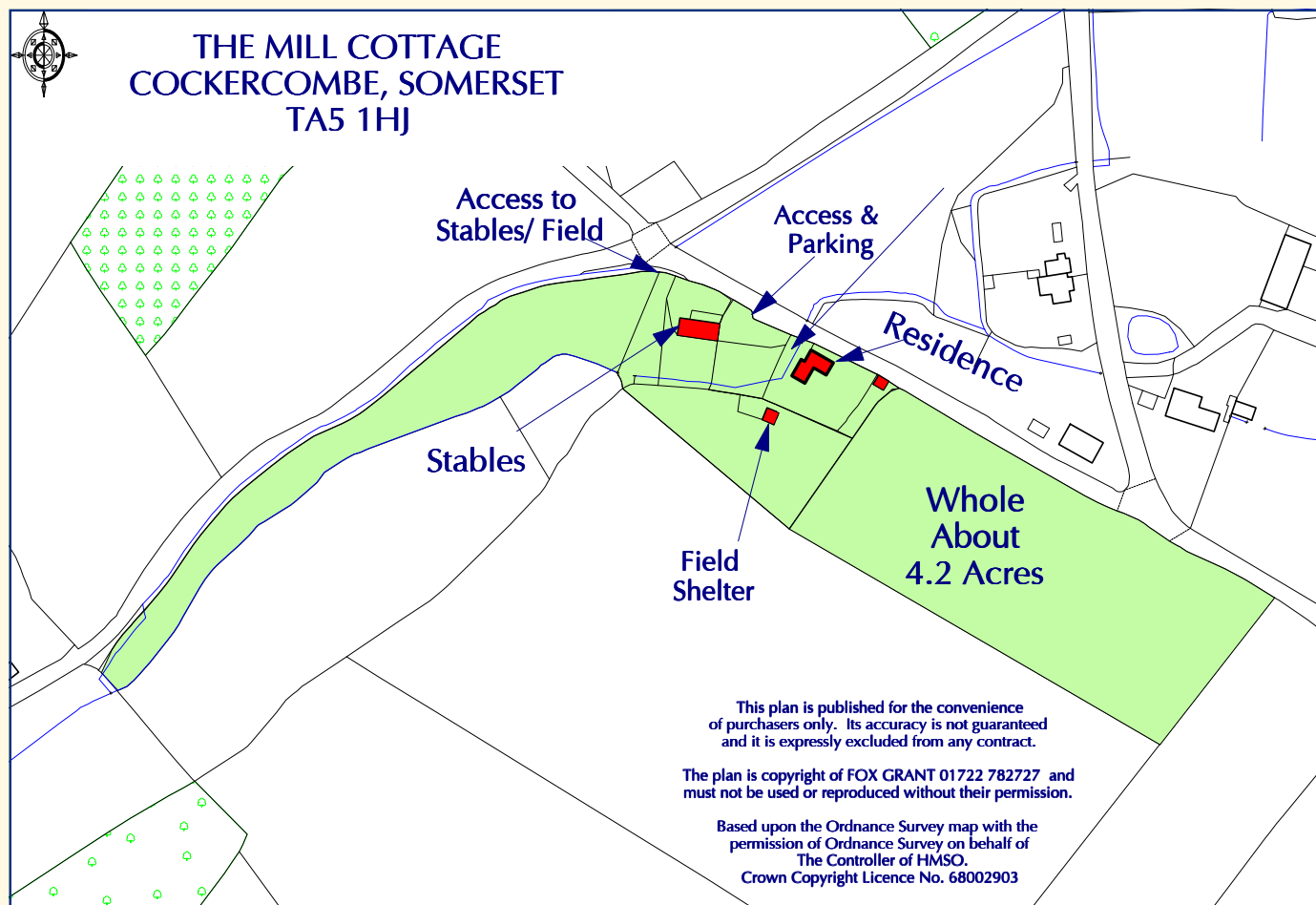
1. They have no authority to make or give any representations or warranties in relation to the property.
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3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Plans, Areas and Schedules** These are based on the Ordnance Survey and are for reference only. Any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.

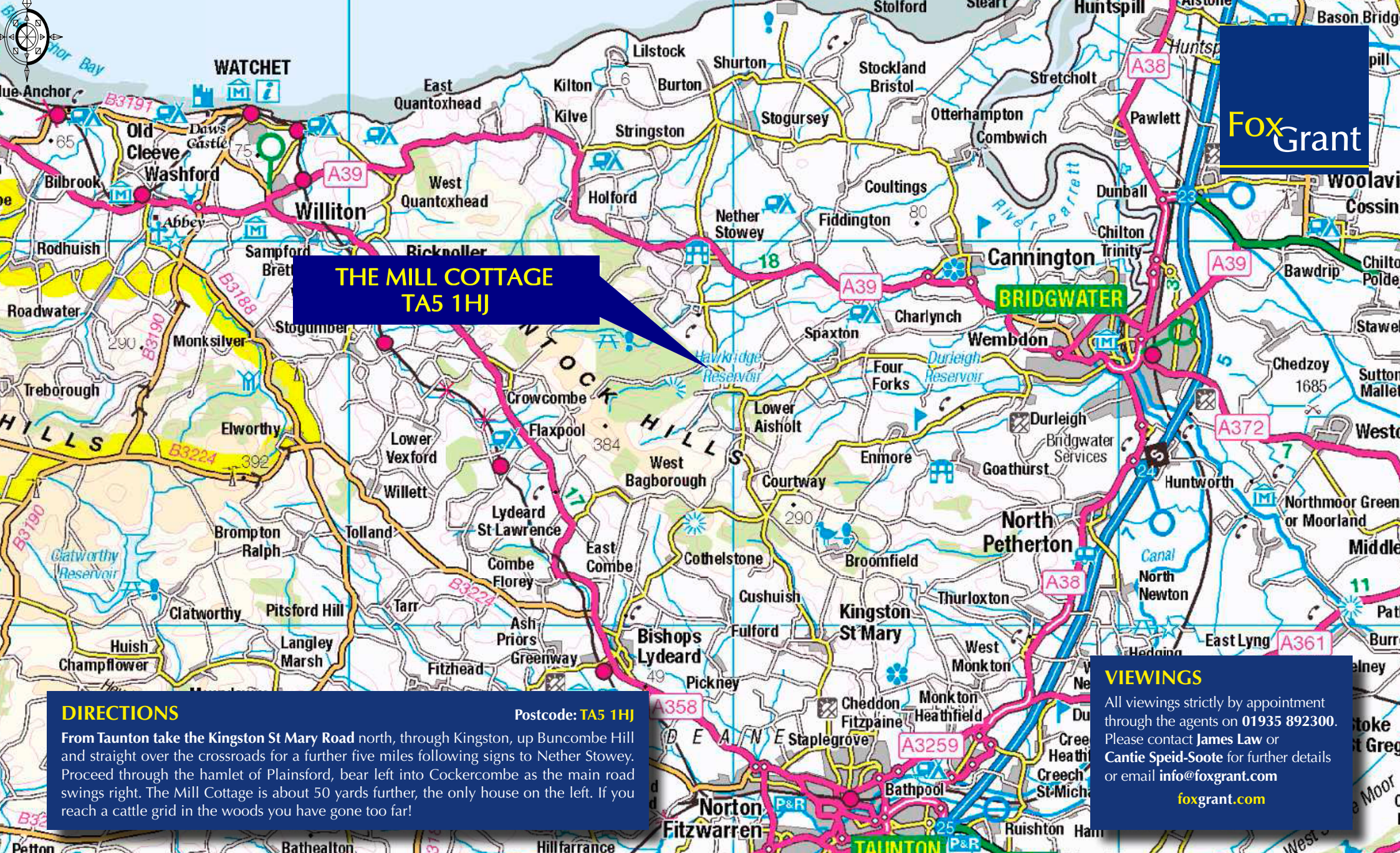
**Local Authority** Sedgemoor District Council Tel: 0300 303 7800;  
Somerset County Council Tel: 0845 345 9166

**Council Tax** House Band 'F'

**Services** Mains water and electricity. Electric Night Storage heaters and Oil fired Aga.  
Private drainage. Broadband and telephone.







**FoxGrant**

**THE MILL COTTAGE  
TA5 1HJ**

**DIRECTIONS**

From Taunton take the Kingston St Mary Road north, through Kingston, up Buncombe Hill and straight over the crossroads for a further five miles following signs to Nether Stowey. Proceed through the hamlet of Plainsford, bear left into Cockercombe as the main road swings right. The Mill Cottage is about 50 yards further, the only house on the left. If you reach a cattle grid in the woods you have gone too far!

Postcode: **TA5 1HJ**

**VIEWINGS**

All viewings strictly by appointment through the agents on 01935 892300. Please contact James Law or Cantie Speid-Sooto for further details or email [info@foxgrant.com](mailto:info@foxgrant.com)

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