

DETACHED CHARACTER COTTAGE & BUILDING PLOT

SERAGLIO, CASTLE STREET, KEINTON MANDEVILLE, SOMERSET, TA11 6DX



5 bed cottage with attached 1 bed annex &
building plot for detached bungalow c.0.16 acres
Offers Invited for the Freehold - Guide £425,000

View of cottage and part rear garden

KLP
KITCHENER
LAND AND PLANNING

George James PROPERTIES

THE PROPERTY

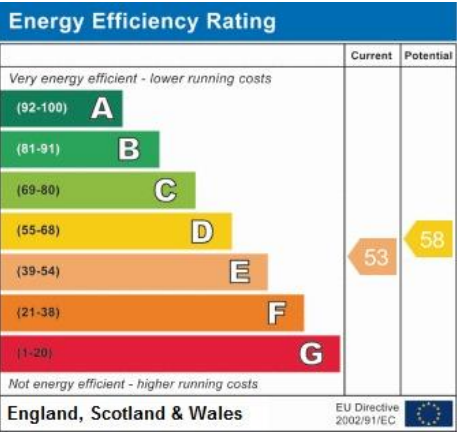
The property comprises a characterful detached 5 bedroom, 2 storey natural stone cottage dating we believe from the 18th century. The cottage would benefit from some re-configuration and modernisation and includes an attached annex and in addition, a building plot with outline planning permission for a detached bungalow to be constructed on the southern part of the delightful and south facing level garden.

THE COTTAGE

The cottage offers the following accommodation:

Entrance door to through lobby with door to rear garden.

Entrance Hall	Radiator and built in cupboard.
Bathroom	With low level WC, wash hand basin and panelled bath. Radiator.
Kitchen/Breakfast Room	24' 11" x 9' 7" (7.60m x 2.92m) With base and wall mounted kitchen units, window to the rear and patio doors to the rear garden.
Dining Room	13' 8" x 11' 10" (4.16m x 3.61m) With window to the front, access to the entrance porch. Radiator and beamed fireplace. Cupboard housing gas boiler providing hot water and central heating.
Sitting Room	14' 2" x 12' 1" (4.33m x 3.69m) With door to the front, radiator and large beamed inglenook fireplace with stairs to the side leading to the first floor.
Shower Room	With low level WC, wash hand basin and shower cubicle. This through room leads to a potential annex area.
Inner Hall	
Shower Room	With low level WC wash hand basin and shower cubicle.
Kitchen	10' 10" x 9' 8" (3.29m x 2.94m) With window to the side, and door to rear, base and wall mounted units with double drainer sink unit.
Sitting Room/Bedroom	15' 7" x 10' 11" (4.74m x 3.32m) With window to front and door and window to side.
Landing	With radiator.
Bedroom 1	12' 7" x 12' 4" (3.84m x 3.75m) With window to the front, built in wardrobe and radiator.
En-Suite Shower Room	With low level WC, wash hand basin and shower cubicle.
Bedroom 2	12' 3" x 10' 10" max (3.73m x 3.31m max) With window to the front and radiator.
Bedroom 3	9' 10" x 9' 3" (3.00m x 2.83m) With window to the rear and side, radiator.
Bedroom 4	11' 11" x 6' 3" (3.63m x 1.90m) With window to the rear and radiator.
Bedroom 5	9' 7" x 9' 0" (2.93m x 2.75m) With window to the rear and radiator.





Dining Room



Bedroom



Sitting Room



Bedroom



Bedroom



Kitchen/Breakfast Room



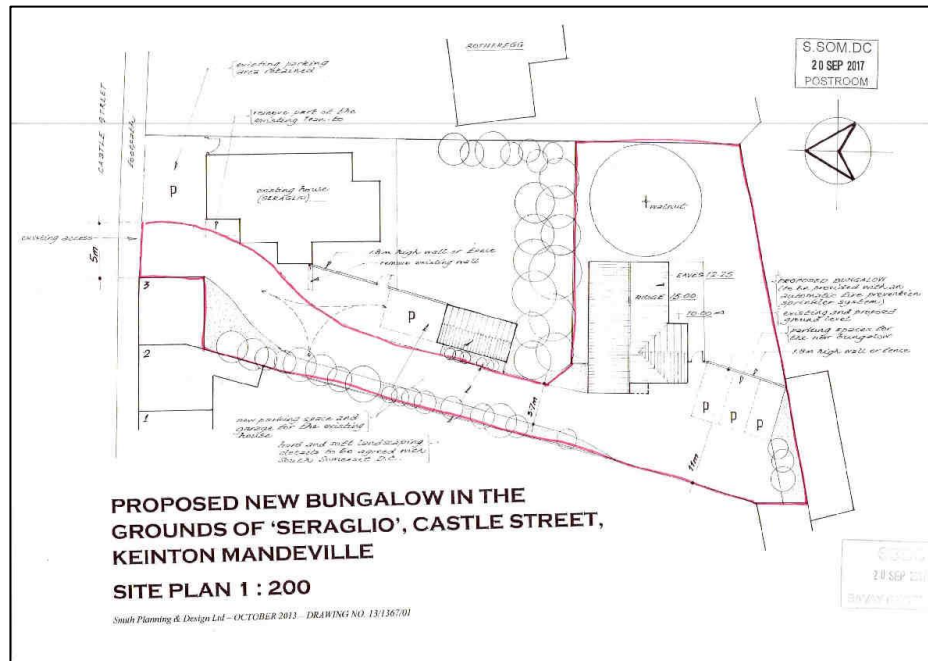
Annex Kitchen



Annex Sitting Room/Bedroom

THE BUILDING PLOT

The plot is a generally rectangular level parcel of garden set to the rear (south) of Seraglio. Access is to be via a shared access serving Seraglio and the plot following the run of the existing drive, south to the plot. This will require the demolition of a small protruding wall section of the cottage. A new parking area and garage is proposed to be constructed to serve the cottage, the approved layout plan below plan shows three car parking spaces for the new dwelling.



Drawing 13/1367/01 – Not to Scale

Outline planning permission under application number 17/03947/OUT was approved by South Somerset District Council (SSDC) 10 November 2017 granting consent for the erection of 1 No. bungalow at Seraglio, Castle St, Keinton Mandeville. With the exception of the access and layout, all matters are reserved. Therefore, details of the scale, appearance and landscaping will need to be submitted and approved by SSDC.

We have not undertaken any services enquires, interested parties will need to make their own investigations. Copies of the planning permission and the approved drawing are available upon request from either of the Joint Sole Agents.



View across the plot from the south east corner



View from western boundary looking north along the proposed access drive



View across plot from the western boundary

KEINTON MANDEVILLE

The attractive and popular village of Keinton Mandeville is situated in the southeast of Somerset, midway between the market towns of Somerton to the West, and Castle Cary to the East. The village has a population of around 1,000 people and offers a range of local amenities such as The Keinton Stores, The Quarry Inn, a hairdresser, Primary School located near the centre of the village, the Church of St. Mary Magdalene, village hall and local farm shops.

METHOD OF SALE

The freehold of the property comprising the cottage and building plot are offered For Sale by Private Treaty - Guide £425,000.

VIEWING

In the first instance please contact George James Properties on 01458 274153.

CONTACT THE JOINT SOLE AGENTS

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