

# The Grange Cannington, Bridgwater, North Somerset, TA5 2LD

Sold @ Auction £1,250,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12th FEBRUARY 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ FEBRUARY LIVE ONLINE AUCTION
- DETACHED MANOR HOUSE
- 11,164 SQ FT | 3.33 ACRES
- VACANT | OUTBUILDINGS | ANNEX
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold DETACHED MANOR HOUSE ( 11,164 Sq Ft ) occupying a mature 3.3 Acre plot with OUTBUILDINGS | TENNIS COURT | SWIMMING POOL | ANNEX

# The Grange Cannington, Bridgwater, North Somerset, TA5 2LD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ FEBRUARY LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £950,000 +++  
SOLD @ £1,250,000

ADDRESS | The Grange (AKA Cannington Grange) Cannington, Bridgwater,  
Somerset TA5 2LD

Lot Number 14

The Live Online Auction is on Wednesday 12th February 2025 @ 17:30  
Registration Deadline is on Monday 10th February 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE PROPERTY

A Freehold detached period Manor House with flexible accommodation ( 11,164 Sq Ft ) arranged over 3 floors with various annexes, pool complex and outbuildings occupying a mature plot of 3.3 Acres with ponds and tennis court approached by a sweeping driveway.  
Sold with vacant possession.

Tenure - Freehold

Council Tax - N/A

EPC - TBC

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

PERIOD MANOR HOUSE

The property has been mostly recently used as a wedding venue but has scope for a wide range of commercial and residential uses.  
Sold with vacant possession.

### RESIDENTIAL DEVELOPMENT SCHEME

There is scope for various residential schemes including

Splitting into flats / self contained dwellings

HMO style multiple rooms for letting ( Hinkley Point - 6 miles away )

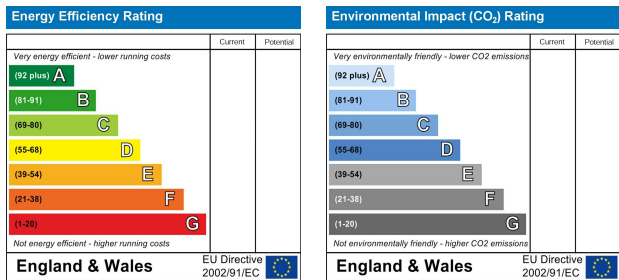
Potential for new builds / conversion of outbuildings in the grounds.

All subject to gaining the necessary consents.

## Floor plan



## EPC Chart



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Hollis Morgan Property Limited, registered in England, registered 7275716.

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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.