



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

Guide Price £1,250,000

Hollis Morgan – 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

THE PROPERTY

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

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.

LOCATION

The Grange has an enviable position set apart on the edge of the thriving village of Cannington at the eastern end of the Somerset Levels. The village has excellent amenities including two churches, five pubs, village hall, nursery and pre-school, CofE primary school, Brymore Boys School Academy plus a cricket club and a 9 hole golf course with driving range. The property has swift and easy access via the A39 to the nearby historic market town of Bridgwater, which has an extensive range of shops and local businesses including GP, dental and veterinary surgeries. In addition to the local beauty of the Somerset Levels the Quantock Hills and Bridgewater Bay are both a short car journey away. There are excellent nearby local transport links in addition to the A39. Junctions 23 and 24 on the M5 are just to the north and south of the town and there are rail services from Bridgwater to Bristol, Exeter and Paddington. Accessible independent schools include King's Hall School, Taunton School and King's and Queen's Colleges and Millfield, all within a 15 mile radius.

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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential

development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





Approximate total area¹⁸

1037.23 m²
11164.69 ft²

Reduced headroom

7.42 m²
79.87 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
	Very energy efficient - lower running costs		
	A		
	B		
	C		
	D		
	E		
	F		
	G		
	H		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
	Very environmentally friendly - lower CO ₂ emissions		
	A		
	B		
	C		
	D		
	E		
	F		
	G		
	H		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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