



Nut Tree Cottage







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Sutton Mallet, Bridgwater, Somerset, TA7 9AR

Bridgwater 6.5 miles, Street 7.7 miles, Taunton 20 miles.

A charming period cottage situated in the small rural hamlet of Sutton Mallet with an extensive range of outbuildings, set in gardens and grounds of approximately 8 acres. 2 further acres available by separate negotiation.

- Charming detached house
- Set in just over 8 acres
- 4 Bedrooms, Master with En-Suite
- Planning Permission to extend (Lapsed)
- Freehold
- Large range of outbuildings with potential
- 2 reception rooms
- Surrounded by beautiful countryside
- No Onward Chain
- Council Tax Band E

Guide Price £750,000

## Stags Taunton

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## SITUATION

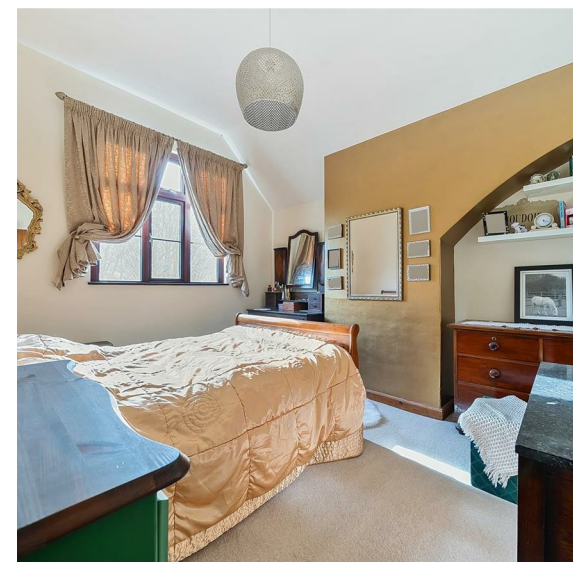
Sutton Mallet is a small rural village situated on the southern side of the Mendip Hills which is an attractive landscape area situated in mid Somerset. The nearest primary school is at Catcott 2.2 miles away and the busy market town of Street, famous for the home of Millfield School is 8 miles away. Street provides an excellent shopping centre and a choice of recreational facilities. Sutton Mallet is approached along country lanes, yet is only 7 miles from the M5, enabling commuting to Taunton and Exeter 21 and 51 miles respectively and Bristol via the A39 is 36 miles and Bath, 41 miles.

## DESCRIPTION

A particularly attractive south facing period cottage set in an idyllic rural location, which offers further potential to extend with planning permission which was granted for a large extension which unfortunately has now lapsed. The house itself requires some updating but was extended a number of years ago and provides well proportioned accommodation arranged over 2 floors. It is the setting that is so special, being surrounded by beautiful countryside including a large range of outbuildings with significant potential and being set in just over 8 acres of gardens and grounds.

## ACCOMMODATION

The accommodation includes an entrance hallway with exposed natural stone walls and stairs to first floor and there is a storage cupboard, glazed doors to dining area, sitting room and kitchen. The hallway continues past the stairs to the utility room. The sitting room has a deep stone inglenook fireplace with multi-fuel stove and windows to the front and rear overlook the gardens. The dining room has a bay window overlooking the front garden with an arched fireplace with multi-fuel stove. The kitchen is fitted with a range of matching wall and base units with worksurfaces, sink, fitted electric oven, tiled floor and window overlooking part of the garden. The rear hall / utility is a useful space fitted with a range of cupboards and space for washing machine, recess for window, boiler and door to outside. There's a cloakroom with wash basin and WC and on the first floor there is a landing with airing cupboard. The master bedroom enjoys fine views over the garden and land and also an en-suite with WC, shower and wash basin. There are 3 further bedrooms and a bathroom which is fitted with a matching suite and a small office with window overlooking the gardens.





## OUTSIDE

There is a pillared entrance with twin 5 bar gates leading to the front of the house and gives access to the yard, which includes a number of outbuildings, one being a former cow shed which measures 36ft by 25ft. Beyond this is a long barn divided into 3 sections, the first being 13ft by 15ft, the second is 23ft by 16ft and the third is open ended measuring 27ft by 16ft. There is an adjoining open fronted barn, separated into separate pillared bays overall measuring 70ft by 13ft and at the end of this is an adjoining tack room which measures 13ft by 12ft. The barns provide an excellent scope for a small-scale stock conversion or dividing it into stabling or workshop as well as home office potential subject to necessary planning consent. There is a timber 2 bay stable, each bay measuring 12ft by 12ft, and hay barn also measuring 12ft by 12ft.

The land is gently sloping, wrapping around the southern and eastern edges of the property and is currently divided into five separate paddocks which are bordered by fencing and classic hedgerows. From the top of the large paddock, there are wonderful views over the Polden Hills across a wide sweeping valley toward the Quantock Hills in the distance. The property is set in approximately 8 acres which is a partly established garden with a greater part divided into the paddocks. The gardens are beautifully arranged including ample areas of lawn, with a number of established trees and flower borders.

## SERVICES

Oil-fired central heating, mains water, private drainage and electricity.

## AGENT'S NOTE

There is an additional 2 acres adjoining the land available by separate negotiation.

A public footpath crosses the land.



This plan is for identification purposes only and is not to be relied upon.

Approximate Area = 1589 sq ft / 147.6 sq m  
 Outbuildings = 2343sq ft / 217.6 sq m  
 Total = 3932 sq ft / 365.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Stags. REF: 1083248



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



