

# Cossington Park

Cossington, Bridgwater





# An exceptional Grade II listed family home and grounds at the heart of a medieval village with grounds of circa 4 acres.



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## Park House

**Ground floor:** Drawing Room | Sitting Room | Dining Room | Kitchen | Breakfast Room | Laundry | Utility  
Conservatory | Stores | Boiler Room

**First floor:** 6 Bedrooms, 5 Bathrooms

## Gardens and Grounds

Outbuildings and stores

In all about 4 acres



## Situation

Cossington is a picturesque settlement at the western side of the Polden Hills, approximately 10 miles west of Street and 4 miles from Bridgwater.



The village was once part of The Glastonbury Abbey Estate and now benefits from a pub, modern village hall and is just a 5 minute drive from a large convenience store/post office and health centre in nearby Edington. Both Street and Bridgwater have all the usual shops and facilities one would expect.



Close by, several nature reserves providing wonderful countryside walks, such as Shapwick Heath and RSPB Ham Wall within 7 miles.



Street, home of the renowned Millfield Senior School is approximately 20 mins drive away. There is a Primary School in Catcott.



Junction 23 of the M5 is approximately 3.5 miles away, making Taunton, Bristol, Exeter and two airports easily accessible.



There are rail connections at Bridgwater and Taunton (Paddington line).





## The Property

Cossington Park is an attractive Grade II listed family home found in stunning formal walled gardens, which total in the region of 4 acres. Retained within our client's family for nearly 400 years, this characterful home boasts flexible accommodation, which is generously proportioned, and is arranged predominately over two floors. This fabulous home, its gardens and separate cottage have combined to create Cossington Park holiday cottages, which remain operational. Equally this beautiful home would work well for a large family or those requiring multigenerational living.

## Park House

Park House dates back to the 17th century with extensions in the 19th and 20th centuries. Park House affords accommodation approaching 5000 ft.<sup>2</sup> boasting light-filled rooms and an enormous amount of character and period charm. On the ground floor there are three large welcoming reception rooms each with an individual feeling of warmth.

These include a drawing room with an Inglenook fireplace and log burning stove, the morning room and an impressive dining hall with stunning parquet flooring. These reception rooms are complemented by a conservatory with a wraparound view of the garden. The kitchen features a range of integrated appliances and Belfast sink with high spec cooking range and a wealth of storage. A breakfast room adjoins the kitchen to offer an informal dining space with useful scullery and separate utility room close by.

The first floor is accessed via two separate staircases. Six bedrooms enjoy six en suite or family bathroom facilities with each room affording a beautiful outlook over the private gardens.



## Outside

The established gardens and grounds are a key feature of this magnificent setting. Multiple walled gardens are almost entirely level and enjoy the sun throughout much of the day, combining mature flower and shrubbery specimen trees with a recreational field and copse. There is parking for multiple vehicles with practical outbuildings listed below which complement the property's commercial element.

## Outbuildings

**Boiler room** attached to the eastern elevation of Park House, with biomass boiler installed. Planning consent has been granted for conversion of this to a two-storey 'housekeeper's cottage'.

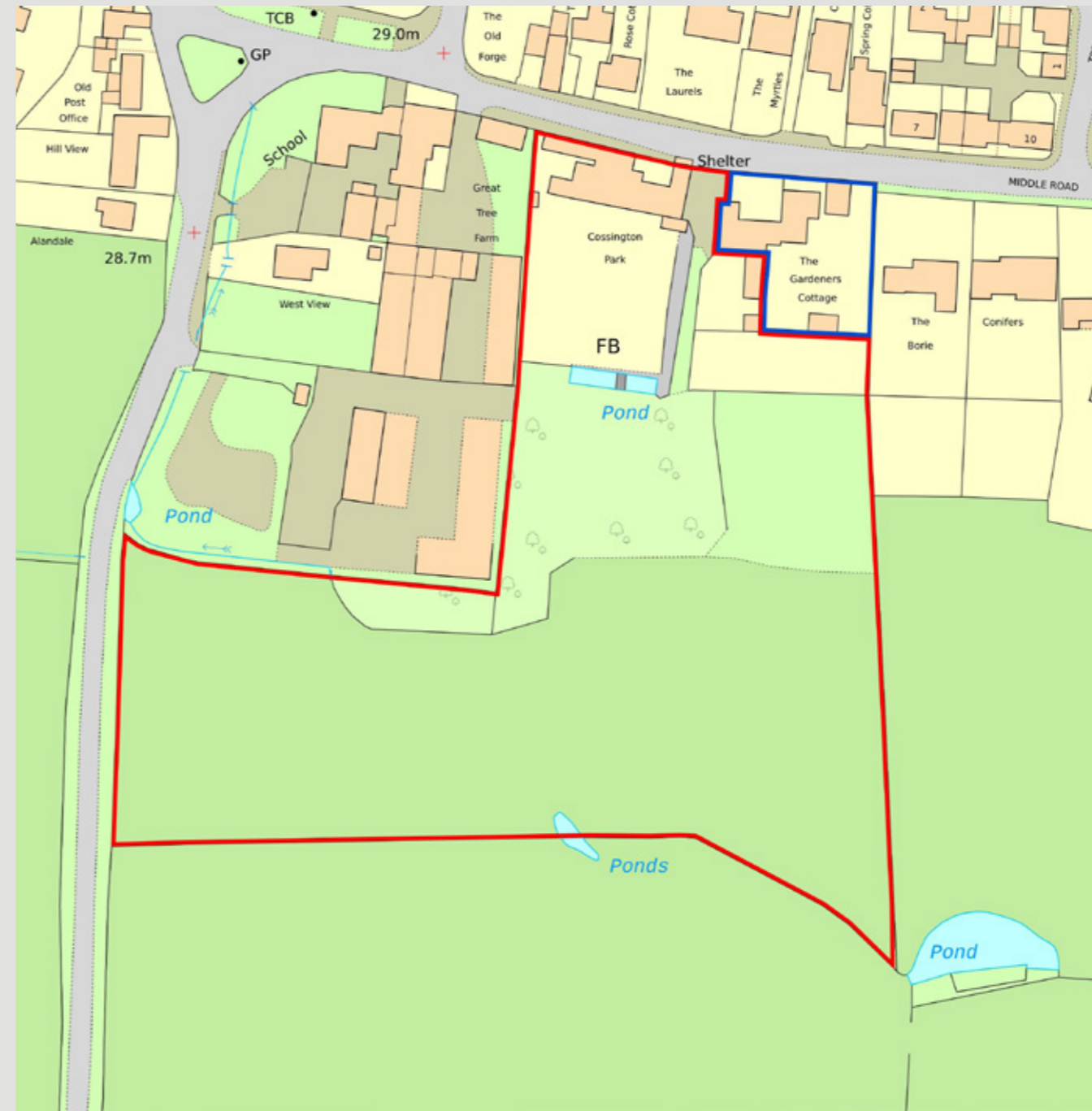
**Large Barn** accessed from the walled parking area for Park House, ideal for machinery storage, with planning consent for conversion to a two-bedroom, two-storey letting unit.

**Workshop/store** attached to the above large barn.

**Further store** located in the walled parking area

**Range of open faced timber log/equipment stores** at north west corner courtyard, also with planning consent to convert to additional living accommodation

Planning consent has recently been granted for the construction of a new entrance with associated access drive, parking area and garage/workshop.



## Property Information

**Tenure:** Freehold.

**Services:** Mains electric, water and drainage connected and solid-fuel central heating via biomass boiler.

**Guide Price:** £1,350,000

**Local Authority:** Somerset Council

**Council Tax:** Band G

**Postcode:** TA7 8LH

**EPC:** F

Our client advises that spray foam insulation has previously been installed to parts of the roof void in Park House

**Further Information:** photographs and videos can be seen at [www.cossingtonpark.com](http://www.cossingtonpark.com)

**Viewings:** Strictly by appointment with Knight Frank LLP.

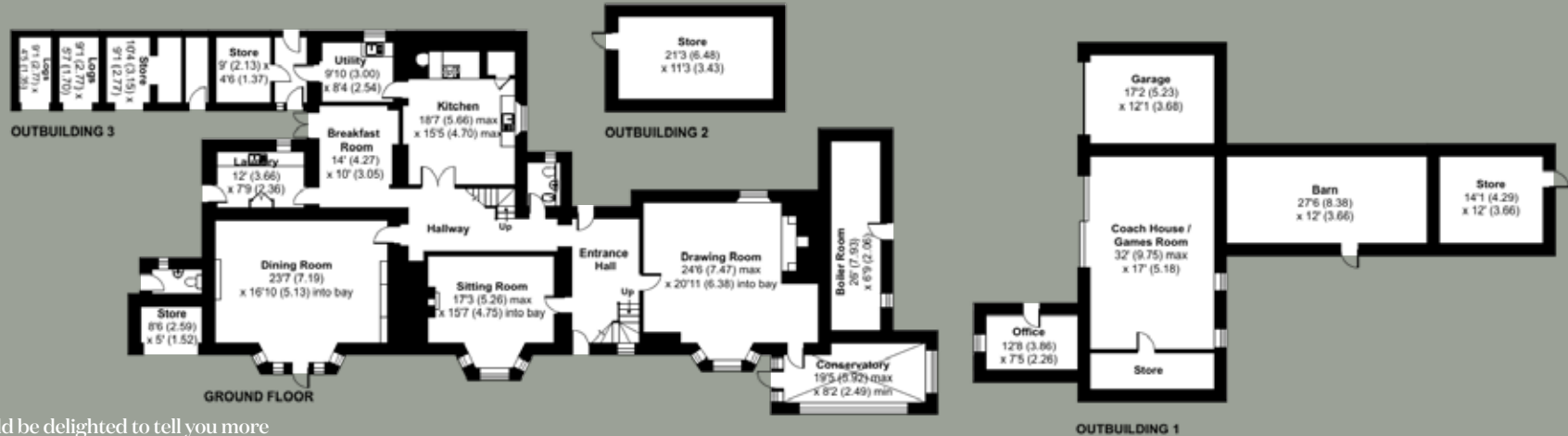
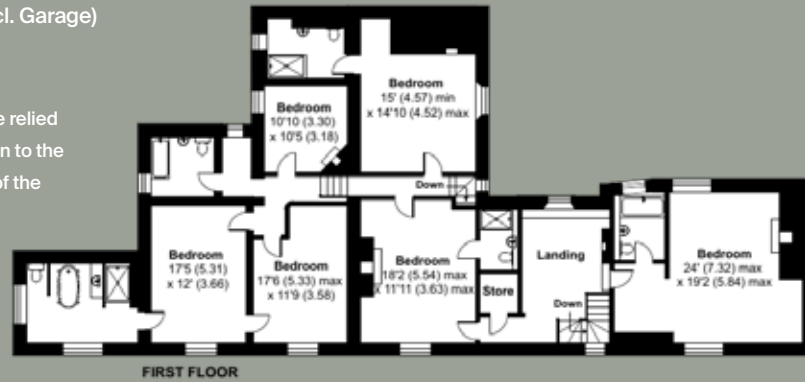




Approximate Gross Internal Floor Area  
 Main House: 455.1 sq m / 4,899 sq ft  
 Outbuildings: 203.1 sq m / 2,187 sq ft (Incl. Garage)  
 Total Area: 658.3 sq m / 7,086 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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