

LODESTONE



Cossington Grange, Cossington





Cossington Grange, Cossington

TA7 8LH

Guide Price £1,380,000

6 
Bedrooms

4 
Bathrooms

5 
Receptions

PROPERTY FEATURES

- Grand Victorian Period Property
- Grade II listed
- Six bedrooms
- Five reception areas
- Set in circa 4 acres
- Private grounds featuring a stunning pond
- Rural outlook
- Double garage and additional parking for several cars
- Immaculately updated throughout





Rich in heritage, grandeur, and sophistication, Cossington Grange is a truly exceptional Victorian residence, steeped in history and elegance. Originally part of the Polden estate, this handsome property embodies the refinement of its period, with exquisite architectural details that have been lovingly preserved and enhanced. With commanding proportions and a stately presence, it offers a magnificent blend of historical character and modern luxury, set within beautifully landscaped grounds.

Stone steps rise to the magnificent entrance, where the tiled floor, high ceilings and grand Victorian windows provide a promise of the tone that awaits. The entrance hall, with its original tiled floor, is bathed in natural light, offering an immediate sense of space and occasion and a glimpse of the exceptional interior beyond.

To the right, the elegant dining room, housed within the original clock tower, is brimming with proportion and character. Dual-aspect windows and soaring ceilings lend a sense of drama, while an open fireplace, which is now fitted with a log-burning stove, provides a striking focal point. A statement chandelier hangs above a vast table, fit for hosting large gatherings and candlelit suppers alike. French doors open onto the gardens, offering an effortless transition to alfresco dining.

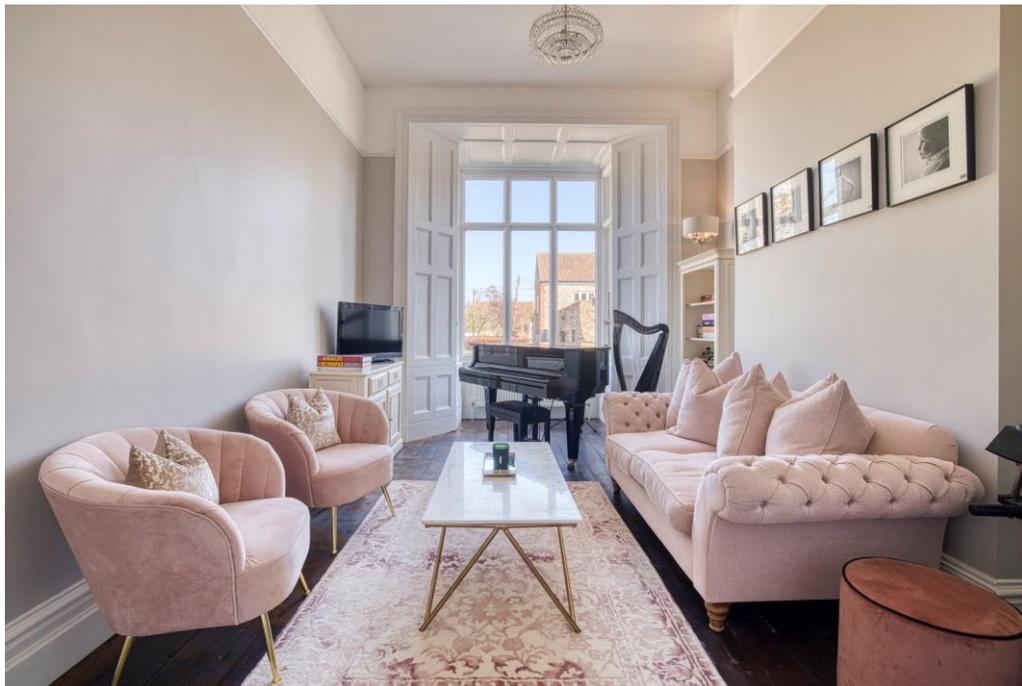
Adjacent to the dining room, two charming smaller rooms offer versatility; one serves as a delightful playroom, library, or home office. The second room sits behind a safe door. Crystal-cut lamps cast sharp, refracted shadows across a smooth marble bar. This is no ordinary bar.

To the left of the entrance hall, the kitchen is a triumph of craftsmanship and function, where bespoke wooden cabinetry, integrated appliances, and a Rangemaster cater to the most discerning of chefs.





A central island offers both an informal gathering point and a practical workspace. Facing the front of the property is a sitting room that exudes charm and refinement. Currently serving as the music room, where a baby grand piano takes centre stage, this room has comfortable seating and an original fireplace. The main formal sitting room faces the rear of the property and is a masterpiece of classical beauty. A sweeping bay window captures uninterrupted views across the manicured lawns, that sweep gently away. An original fireplace, alcove and painted floor boards provide a true reflection of the property's grand heritage. Adjacent to the bay window is a door, providing access to the terrace. Completing the ground floor is a well-appointed cloakroom and stairs leading down to the cellar which serves as a useful storage point and utility room, ensuring the practicalities of modern living are seamlessly integrated within the home's historic fabric.



A fine Victorian staircase, with its graceful banister and full-length windows, ascends to the first floor where three generous double bedrooms bask in natural light. The primary bedroom sits on the first floor and is south facing. With a wonderful bay window with window seat, original fireplace, alcoves and lofty ceilings, this room evokes an air of effortless elegance. A beautifully appointed shower room sits conveniently nearby. Two further generous double bedrooms replete with period features overlook the front of the house offering peaceful outlooks across the grounds. A large family bathroom with separate shower serves these bedrooms and completes the first floor.

The Upper floor houses two generous double rooms along with the incredible tower room tucked away in the home's architectural crown. The tower room, once home to the nursery, is a truly captivating fairy-tale maisonette suite. The lower level offers a double bedroom. French doors open onto a Juliet balcony, revealing breath-taking views across the estate and countryside beyond.





Stairs lead up to the dressing room featuring a freestanding bath with exquisite architecture and spectacular views. Adjacent to the tower room is a separate loo and further along the floor is a second family bathroom all impeccably finished and reflecting the home's commitment to detail.

Outside

Steps gracefully lead one to the rear terrace with sweeping lawns that serve as an elegant formal garden. At its heart, a reflective ornamental pond lined with gravel pathways with the water mirroring the sky above and mature trees and hedgerows.

Cossington Grange is approached via private gates with a large, gravelled drive and double garage to one side. The stone façade of the home, complete with intricate period detailing and an impressive tower, rises majestically, exuding both history and charm. Mature beds featuring a variety of shrubbery herald the front entrance. A pathway provides side access to the main rear south facing gardens which are graced with a variety of perennials and shrubs providing an ever-evolving display of seasonal colour.

In total, the estate extends to approximately four acres, bordered by open farmland and framed by pastoral vistas in every direction, offering a rare sense of seclusion and space.

Situation

Cossington is a picturesque village and civil parish located on the northern slopes of the Polden Hills, approximately 5 miles north of Bridgwater in Somerset. Historically, Cossington was likely part of the ancient Polden estate owned by Glastonbury Abbey, maintaining this association until 1508.





The parish was also part of the Whitley Hundred, an administrative division used in the past. A notable landmark in the village is the Church of St Mary, dating back to the 13th century. This Grade II* listed building underwent significant restoration in 1900 and features a nave, chancel, south porch, and a three-stage tower housing six bells.

The village hosts various community events, including the "Cossington in Bloom" competition, which celebrates local gardens and horticulture. The Cossington Heritage Group actively engages residents in exploring and preserving the village's history through projects like the "Lost Stories of Cossington," focusing on local and family histories, archaeology, and natural history.

Cossington offers several amenities, including the Red Tile Inn, a historic pub dating back to the early 18th century. Originally known as the Cossington Inn, it was re-tiled during the 19th century and renamed by American pilots during World War II who used its distinctive roof as a navigation point. For recreation, the village features Cossington Park Estate, which boasts extensive gardens and grounds. Visitors can enjoy various outdoor activities, explore the orchards and woodlands, and relax in the tranquil environment. Overall, Cossington embodies the charm of a traditional English village, rich in history and community spirit.

The town of Bridgwater is 5 miles southwest of Cossington, offering a range of shops and supermarkets, and Clarks Village in Street, approximately 8 miles to the east, features over 90 high street and designer brands, set in a picturesque outdoor environment.

The Cathedral City of Wells is around a 30-minute drive away, with a good selection of chain stores, supermarkets and a variety of independent shops, restaurants and pubs.



There is a twice weekly market offering good local produce, and a variety of street food. At the heart of the city is the stunning mediaeval Cathedral, Bishops Palace with its superb garden, and Vicars Close.

Wells is fast becoming the South West's go-to place for festivals with annual food, literary, and comedy festivals, theatre and concerts.

Schools

Kingsmoor Primary School, Woolavington Primary School and Puriton Primary School are all less than 3 miles from Cossington. Millfield Prep and senior schools are both 8 miles away with Haygrove School and Bridgwater College Academy also within easy access of the village.

Directions

Post code: TA7 8LH

What.3.Words: [///confetti.degrading.novelist](http://confetti.degrading.novelist)

Viewing by appointment only

Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

PART A

Local Authority: Somerset Council

Council Tax Band: Band G

Guide Price: £1,380,000

Tenure: Freehold

PART B

Property Type: Semi-Detached House

Property Construction: Standard stone construction

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains electricity

Water Supply: Mains water supply

Sewerage: Mains drainage

Heating: Oil fired central heating

Broadband: Fibre to the premises.

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Driveway parking for multiple cars and additional garaging.

PART C

Building Safety: The vendor is not aware of any Building Safety issues.

However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: We're not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: According to the Government long term flood risk website, the property is in an area at a Very Low Risk from River/Sea and Surface Water flooding.

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: EPC exempt due to Grade II listing.

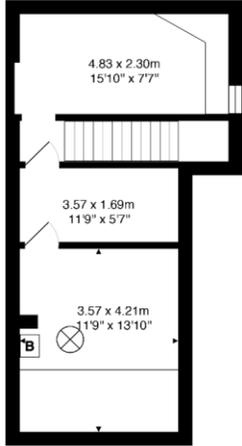
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

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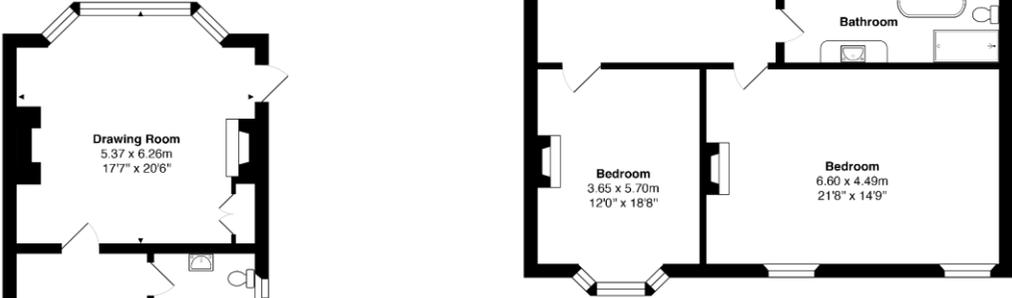
Approximate gross internal floor area of main building - 459.1 m² / 4,941 ft²



Cellar
Area: 38.4 m² ... 413 ft²



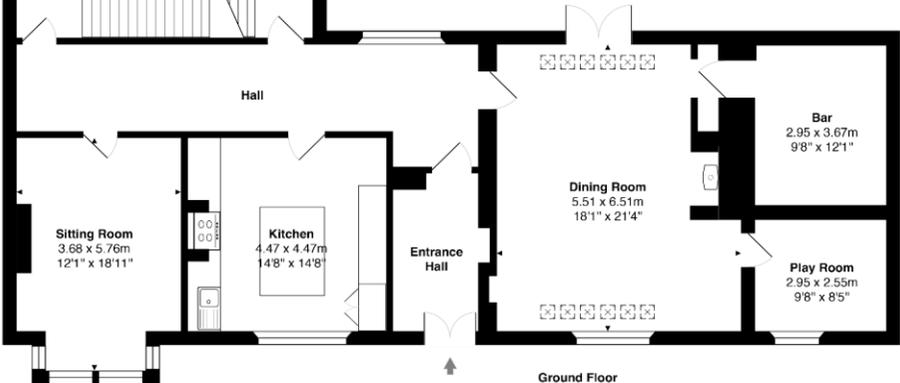
Area: 29.8 m² ... 320 ft²



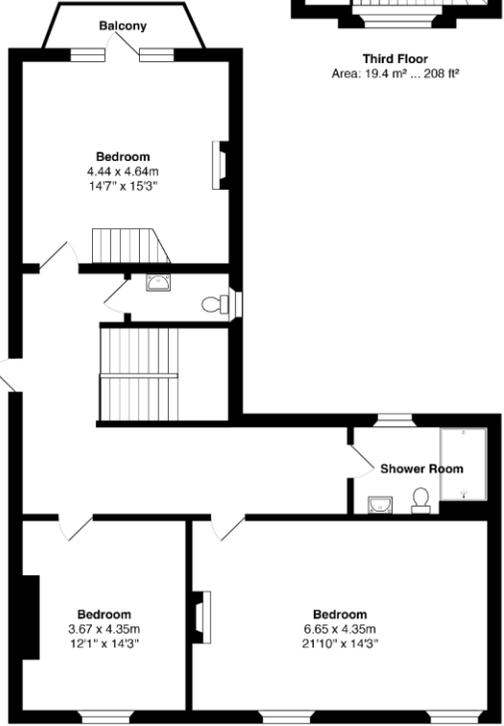
First Floor
Area: 115.0 m² ... 1238 ft²



Third Floor
Area: 19.4 m² ... 208 ft²



Ground Floor
Area: 179.0 m² ... 1927 ft²



Second Floor
Area: 107.3 m² ... 1155 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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