



**17 Hayes End Manor, South Petherton, Somerset, TA13 5BE**

A spacious, three-bedroom cottage overlooking beautiful courtyard gardens and within walking distance of local shops.



## The Property

Entrance Hall

Downstairs  
Shower Room

Sitting Room

Dining Room

Kitchen

Three Double  
Bedrooms

Upstairs Shower  
room

Garage

Patio Garden

150year Lease  
(from 1989)

No Ground Rent

55+ Age Covenant

17 Hayes End Manor is a three bedroom cottage with patio garden and garage.

Upon entering the property there is a hallway which leads to a downstairs shower room and through to the spacious living area which has dual aspect windows allowing light to flow into the property. The dining room which has a feature fireplace is accessed through French doors and has access directly out the properties patio garden.

The kitchen has a range of fitted units, integrated appliances and space for a freestanding washing machine.

Upstairs the property has three double bedrooms along with a main shower room.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

**Guide Price: £395,000 (Leasehold)**

### Directions to Hayes End Manor

From the A303 heading west pass the main A37 road to Yeovil and then the A3088 on your right followed by the A356 and at the next roundabout take the third exit into Hayes End towards South Petherton.

Continue along this road passing Cole's Lane on your left, then the Junior School and in about 200 metres Hayes End Manor will be found on your right.

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

For viewings please call the Estate Manager on 01460 242128 / 07384 110259 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



Bedroom



Bedroom



Bedroom

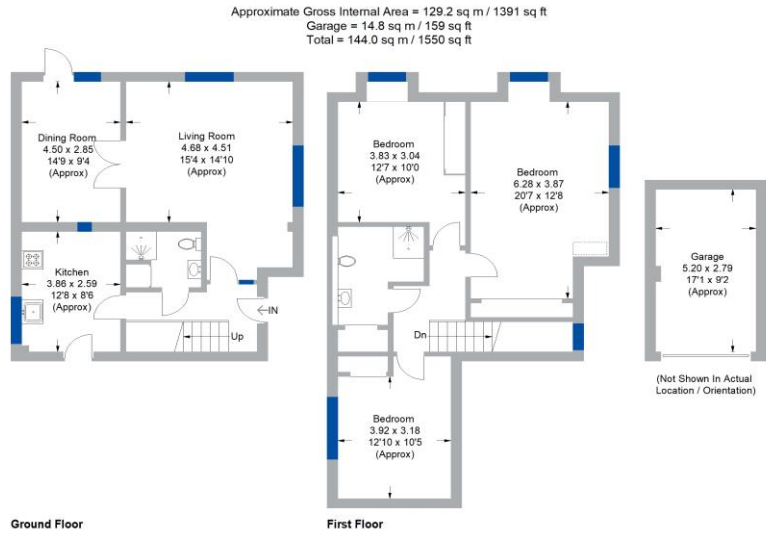


Illustration For Identification Purposes Only. Not To Scale (ID:1124621 / Ref.89240)



Estate Grounds

**Approximate Gross Internals: 144m<sup>2</sup> / 1550ft<sup>2</sup> Service Charge: £6840 pa Energy Performance Rating: D Council Tax Band: F**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.



## Hayes End Manor

Hayes End Manor is almost picture-perfect, with a granary and the manor house at the entrance, dating from the end of the 14th Century. Many historic features have survived and it is now an intimate setting for some delightful cottages.

The enormous flax barn is now converted into apartments and maisonettes and there are further cottages, all built in honey-coloured Ham stone, around the former farmyard with views east over the extensive grounds and across the meadow. There are also allotments and a greenhouse for keen gardeners.

Hayes End Manor is only a few minutes away from the centre of the small town of South Petherton, which is known for the beauty of its buildings made from the warm, honey-coloured stone quarried from nearby Ham Hill. It has a wide variety of shops, restaurants and a pub which lie in the shadow of the glorious octagonal tower of the church of St. Peter and St. Paul. There is plenty to do locally, with societies catering for a wide variety of cultural, social, walking and sporting interests. Montacute House, a magnificent Elizabethan property that contains an outpost of the National Portrait Gallery, and the former Cistercian monastery of Forde Abbey, are both within 12 miles of the estate.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

## Services and Amenities at a Glance



GUEST SUITE



LAUNDRY FACILITY



RESIDENT ESTATE MANAGER



25 PROPERTIES BUILT 1989



GARDENER



Countrysides Views of Hayes End Manor



South Petherton



Church of St Peter and St Paul



Montacute House

Cognatum Property Limited, Pipe House,  
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170 E: [property@cognatum.co.uk](mailto:property@cognatum.co.uk)

[www.cognatum.co.uk](http://www.cognatum.co.uk)

Cognatum  
PROPERTY

RETIREMENT IS OPTIONAL

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