



Knole Cottage

Knole, Long Sutton TA10 9HY

George James PROPERTIES

EST. 2014

Knole Cottage

Guide Price - £450,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Knole Cottage is a handsome detached 17th-century Grade II listed property, full of period charm and nestled in the heart of a peaceful and unspoilt hamlet within the parish of Long Sutton. Set in generous south-facing gardens approaching half an acre, backing onto Knole Hill, the cottage offers a rare opportunity to restore and rejuvenate a historic country home. While the property is in need of comprehensive modernisation and some structural repair, it remains fundamentally sound. A recent structural engineer's report noted signs of age-related movement and cracking typical for a property of this era, but no evidence of acute structural failure. Buyers should be aware that significant investment will be required to bring the property up to date and any works are likely to be subject to listed building consent. That said, the potential is immense. Knole Cottage retains an array of original features, including flagstone floors, a cross passage entrance with stud and plank screen, large beamed inglenook fireplaces, timber doorways, and impressive chamfered beam ceilings. Whether you're looking for a characterful family home or a rewarding heritage renovation project, Knole Cottage offers the chance to breathe new life into a piece of English country heritage in the form of this thatched Somerset long-house.

Amenities

The Hamlet of Knole is tucked away from main roads and surrounded by beautiful countryside, it has remained very much unspoilt with a variety of mainly period cottages and houses. Long Sutton is situated approximately one mile to the East and offers facilities include the village hall, church and the well patronised Long Sutton Golf Club. The Devonshire Arms is a popular pub/hotel and there are numerous walks to be had along the river and across the moors. The village provides a much respected Primary School that has a Breakfast Club, plus an After School Club for pupils. A wide selection of amenities can be found in Somerton approximately three miles away.

Services

Mains water, drainage and electricity are all connected. The property has an oil fired central heating system which we understand is currently not operational. A hot water cylinder and immersion heater supply hot water. Council tax band F.

Entrance Hall

A cross passage hall with flagstone floor, stud and panel partition and door into the rear garden.



Kitchen/Breakfast Room 18' 4" x 11' 6" (5.60m x 3.51m)

With windows to the rear and window to front with window seat. Exposed ceiling beams, covered inglenook fireplace with Aga. Pantry cupboard and turned stone staircase leading to the first floor.

Dining Room 18' 4" x 14' 2" (5.60m x 4.32m)

With windows to the front and rear. Flagstone floor and large beamed fireplace. Exposed cross beamed ceiling.

Inner Hall

With glazed door to the garden.

Utility Room/Kitchenette 14' 5" x 6' 3" (4.39m x 1.90m)

With window to the rear, sink unit and plumbing for washing machine. Beamed fireplace housing stove.

Sitting Room 20' 4" x 12' 2" (6.20m x 3.70m)

With window and glazed door to the front. Flagstone floor and beamed fireplace. Staircase to first floor.

Landing

With window to the rear. Built in airing cupboard with hot water cylinder.

Bedroom 10' 4" x 10' 3" (3.14m x 3.12m)

With window to the front. Stud and panel partition.

Bedroom 11' 0" x 10' 2" (3.35m x 3.10m)

Windows to the front and side. Stud and panel partition.

Bathroom 9' 3" x 5' 8" (2.82m x 1.72m)

With window to the rear, wash hand basin and panelled bath.

Landing

A stone spiral staircase leads from the kitchen. Landing with window to the side.

WC

With window to the side and low level WC.

Bathroom 8' 6" x 5' 11" (2.58m x 1.80m)

With window to the rear, panelled bath and wash hand basin.

Bedroom 18' 8" x 14' 9" (5.70m x 4.50m)

With windows to the front and rear.

Bedroom 9' 10" x 9' 1" (3.00m x 2.78m)

With window to the front.

Outside

The property is elevated from the lane with stone retaining wall and lawned front garden. A driveway with off road parking leads to a detached timber garage. Access to the side leads to the rear gardens which are mainly laid to lawn with various flower and shrub borders along with mature trees. The gardens are south facing and back onto Knole Hill. The entire plot measures 0.47 acres.



GROUND FLOOR
87.4 sq.m. approx.



1ST FLOOR
95.4 sq.m. approx.



TOTAL FLOOR AREA: 182.8 sq.m. approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and are accordingly a guide for any one occasion or mis-estimate. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or condition can be given.
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