Cotmullion

STAGS

Cotmullion Puddletown

Haselbury Plucknett, Crewkerne, TA18 7NZ

Crewkerne 2 miles. Crewkerne Railway Station 3 miles. A303 5.75 miles. Jurassic Coast 15 miles.

A four bedroom detached bungalow situated in a fine rural, yet accessible location and offering spacious and flexible accommodation with annexe potential, set within level gardens with adjoining paddock in all approximately 0.8 acres. EPC Band D

- Edge of village location
- Three Reception Rooms and Kitchen
- Two Ground Floor Bedrooms and Bathroom
- Ample Parking and Garage
- Freehold
- Hallway and Cloakroom
- Utility/Shower Room
- Two Second Floor Bedrooms
- Gardens and Paddock (approx. 0.8 acres)
- Council Tax Band D

Guide Price £500,000

DIRECTIONS

Whate3words ///activates.grew.jungle

From Yeovil take the A30 towards Crewkerne. After approximately 7 miles continue past the turning to Haselbury Plucknett and after approximately 1 mile turn sharp left again signposted Haselbury Plucknett and after a short distance Cotmullion will be seen on the right hand side, being the 2nd entrance driveway and clearly identified by our For Sale board.

SITUATION

Cotmullion enjoys a delightful rural yet highly accessible position within the small hamlet of Puddletown, situated on the western outskirts of the sought-after village of Haselbury Plucknett. The village offers a good range of everyday amenities, including a public house, primary school, churches, and bus service. The bustling market town of Crewkerne lies approximately 2 miles away and provides an excellent selection of shopping, recreational and scholastic facilities, including a Waitrose supermarket and leisure centre. Crewkerne also benefits from a mainline railway station, offering direct services to Exeter and London Waterloo, making the area convenient for commuters and those who require easy access to regional centres.

DESCRIPTION

Cotmullion is a deceptively spacious four-bedroom chalet bungalow, built in 1971 and offering versatile accommodation with excellent annexe potential. Constructed primarily of reconstituted stone with attractive stone mullion windows beneath a tiled roof, with generous room proportions throughout. The accommodation is flexible and well-arranged, comprising three reception rooms, a good-sized kitchen/breakfast room, utility/shower room, and two double bedrooms along with a family bathroom on the ground floor. The first floor provides two further bedrooms, making the layout ideal for multi-generational living, guests, or those seeking home-office space. Outside, the property is approached via a sweeping driveway offering ample parking and turning space, leading to a detached single garage. The property enjoys level gardens and an adjoining paddock of just over 0.4 acres, with the total plot extending to approximately 0.8 acres.

ACCOMMODATION

The property is entered via an entrance porch with courtesy light and door leading into the entrance hallway, featuring a pine staircase rising to the first floor and a cupboard beneath. A useful store cupboard with power and slatted shelving is also located off the hallway. The cloakroom comprises a low-level WC. The sitting room enjoys fine views from two aspects and features a sliding door leading into the dining room, which also benefits from dual-aspect views and glazed French doors opening onto the rear garden. A further door leads to the kitchen/breakfast room, a spacious room overlooking the rear garden. It includes a single drainer stainless steel sink with adjoining worktops, an excellent range of floor and wall-mounted cupboards and drawers, an electric double oven and grill, electric hob, breakfast table, store cupboard, and attractive exposed brickwork. A door returns to the hallway.
To the front of the property is the principal bedroom, which enjoys views from two aspects and includes a pedestal wash hand basin. Adjacent is the family bathroom, comprising a wood-panelled enamelled bath, low-level WC, and twin wash hand basins with tiled surround, storage cupboards and drawers beneath, illuminated mirror, shaver point, and window to the side. Bedroom 4 benefits from a side window, pedestal wash hand basin, and fitted wardrobe. The utility/shower room includes a Belfast sink, shower, plumbing for a washing machine, Firebird Popular 82 oil-fired boiler, and airing cupboard. A generous recreational room completes the ground floor accommodation, featuring tiled flooring throughout, windows on two sides offering garden views, glazed French doors to the rear, three wall lights, and trap access to the roof void. The first-floor landing is light and airy, with eaves storage and a large Velux roof light. Bedroom 3 enjoys a side aspect via a uPVC window and includes a large store area/wardrobe and trap access to the roof void. Bedroom 2 features attractive views over the paddock and countryside beyond, along with useful eaves storage, fitted wardrobe, and a small loft hatch.

OUTSIDE

The property is approached via a tarmac driveway with a metal farm gate giving access to the paddock. The driveway sweeps around to the far side of the property, providing generous parking and turning space, along with a pond and an outside cold-water tap. The garage is accessed via electric roller doors and benefits from power and light, a side window, and a fitted workbench. A gateway to the side leads into the rear garden, where the oil tank and bin storage area are located. A large paved sun terrace adjoins the rear of the property, offering an ideal space for outdoor dining and relaxation. Beyond is a substantial lawned garden, complemented by a pond, established shrubs, bushes and trees, raised vegetable beds, and a composting area. There is also a useful garden shed, as well as a second large garden shed with a clear Perspex roof, workbench, and an adjoining lean-to.

The property further benefits from an adjoining level paddock, naturally protected by post-and-rail fencing, extending to approximately 0.4 acres. In total, the grounds extend to approximately 0.8 acres. Please note that the paddock is subject to an uplift clause - further information is available from the agent.

VIEWINGS

Strictly by appointment through the vendors selling agent, Stags, Yeovil Office. Telephone 01935 475000

SERVICES

Mains water, electricity are connected. Private Drainage. Oil fired central heating
Mobile Coverage : EE, Three, O2 and Vodafone (Ofcom - some services may be limited)
Broadband : Standard, Superfast and Ultrafast (Ofcom)
Flood Risk Status : Very Low risk (Environment agency)

AGENTS NOTE/PLANNING

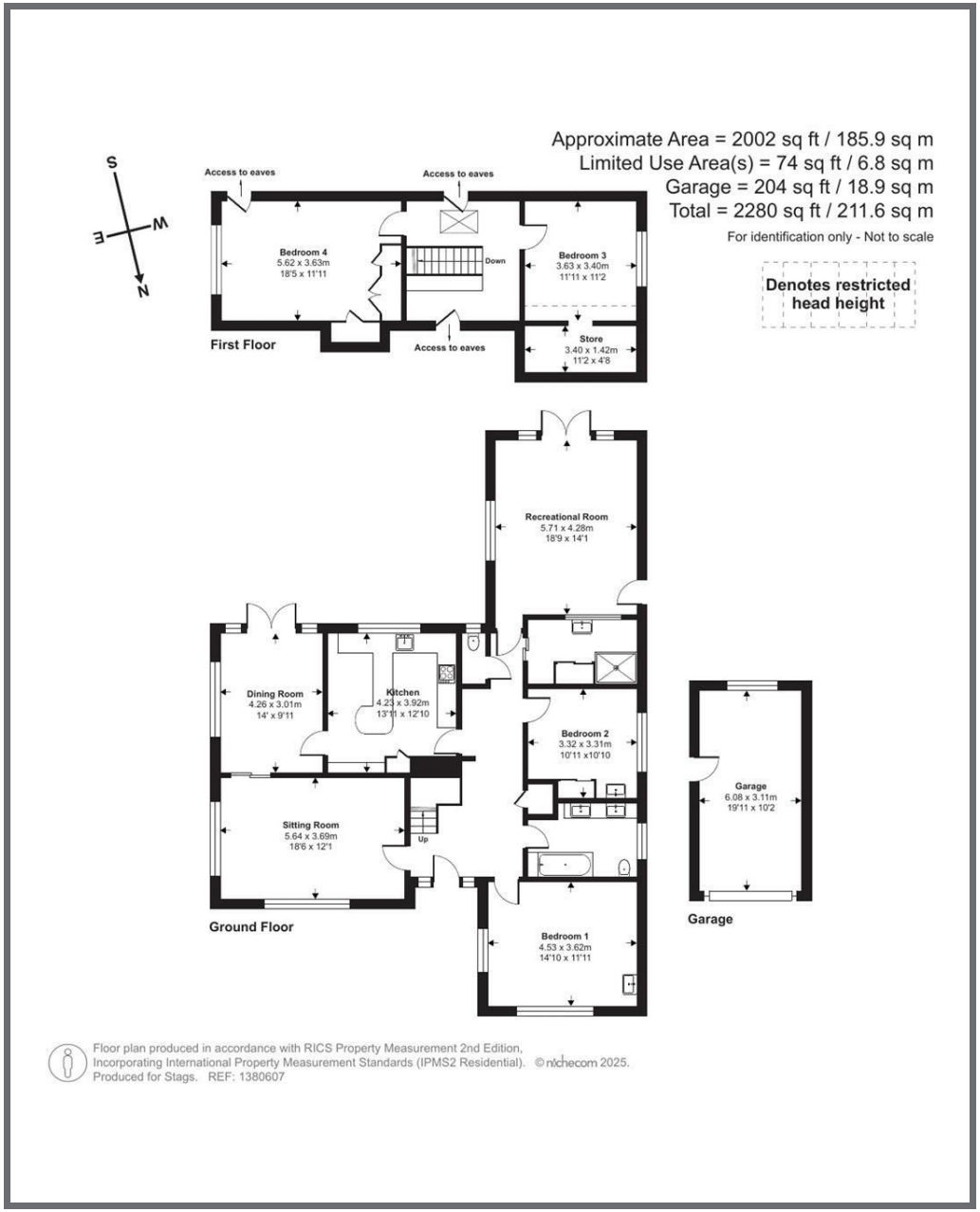
The bungalow was originally constructed subject to an agricultural occupancy condition. A certificate of lawful use was granted by Somerset Council on 6th March 2026, which means there is no longer a requirement for the occupier to comply with this condition.

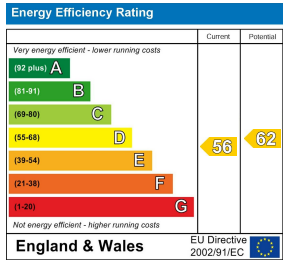
Please contact Stags Yeovil office for further information.

UPLIFT CLAUSE

Relating to title number WS45895 there is an overage payment clause. This is for a term of 30 years commencing Sept 2025. Please speak to the agent for more information.

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.





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