



Cranmore Cottage, East Cranmore, BA4 4SD Auction guide price £600,000 to £650,000
Freehold

COOPER
AND
TANNER



Cranmore Cottage

East Cranmore

BA4 4SD

For sale by public auction. Wednesday 14th May 2025, 12pm.
The Theatre, The Royal Bath and West Showground, Shepton Mallet.
Bidding available in person, by proxy or online via livestream.

Description

We are delighted to be able to offer for sale Cranmore Cottage for the first time since it was purchased from the Cranmore Hall estate in the 1930s. It truly is a gem of a property, largely constructed from limestone and sandstone, some of which dates to the mid-1600s. The house was modernised in the 1980s and now has tremendous potential for renovation and improvement as a wonderful family home. It includes approximately 2.46 acres of outbuildings, gardens and paddock and would suit those with horses or livestock.

The accommodation is beautifully proportioned with high ceilings, a wide oak staircase, open fireplaces throughout, a large upstairs landing and light, airy rooms.

On the ground floor, a generous oak panelled hall opens onto three principal reception rooms, the sitting room (or "study"), a large open plan dining room and a separate drawing room, each with shuttered French patio doors that open directly onto the garden. Adjacent to the main staircase is a recently installed shower room. Beyond the dining room is the kitchen with its flag stone floor, a tiled Victorian range style oven, and a door that leads to the conservatory with its offshoot cloakroom and WC. Adjacent to the kitchen is a walk-in pantry. A spacious utility room (or "scullery") is located at the back of the house with its flagstone floor and offshoot toilet. A rear hallway leads to the back door that opens onto the yard where the oil tank is located in a self-contained store

On the first floor there is a wide landing leading to four double bedrooms, one with a dressing room. There is a well-proportioned family bathroom and an additional smaller bathroom/WC. There is access to an extensive loft space. A door leads from the main landing to a second back landing with walk-in airing cupboard, fifth bedroom and a second staircase that descends to the rear hall near the kitchen. As with the reception rooms, the bedrooms are light and spacious with feature fireplaces, wash hand basins, secondary glazing, with some shuttered windows.

Outside

The gardens lie to the front, side and rear of the house and are quite wonderful, with a great deal of time and care having been put into the planting and design which has helped to establish a superb backdrop to the house. The front aspect of the house includes a sun terrace accessed via the French windows, adjacent to the conservatory. A combination of mature shrubs and trees provide sheltered spots and a haven for wildlife. Some areas have been kept mown with others having been left wilder. To the side of the house is a former pond, which could benefit from restoration or clearance. To the rear of the house is a detached stone building that formerly served as a double garage, stable block with three stalls, and a wood store and a wash house at the rear. Concrete footings are also located above the stable block where poultry were formerly kept. These buildings require some renovation but could be put to a variety of uses including home office, annex accommodation or perhaps an Air BnB, subject of course to gaining any of the necessary consents. In total the property extends to approximately 2.46 acres.







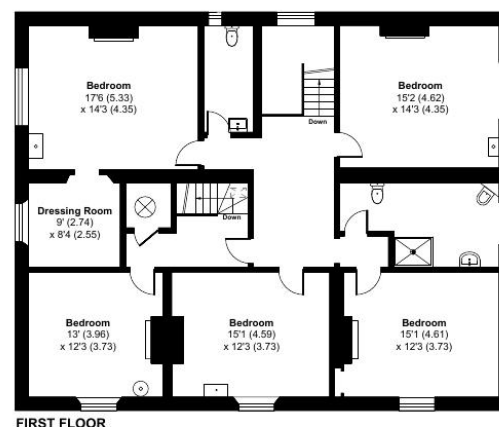
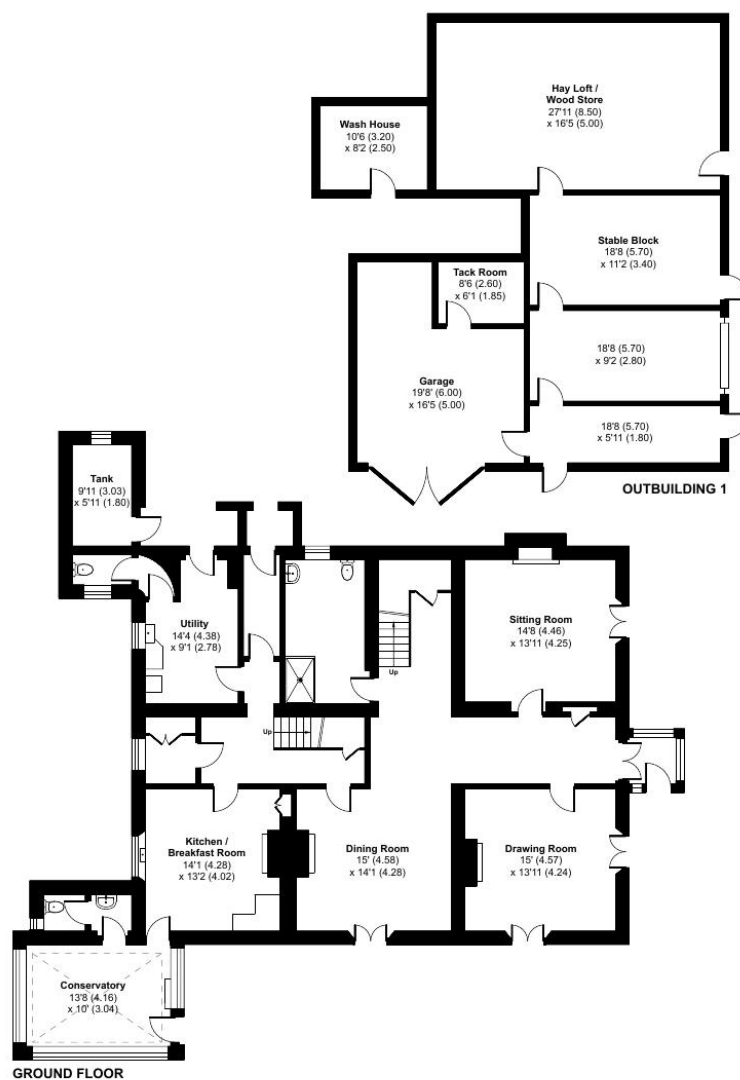
East Cranmore, Shepton Mallet, BA4

Approximate Area = 3600 sq ft / 334.4 sq m

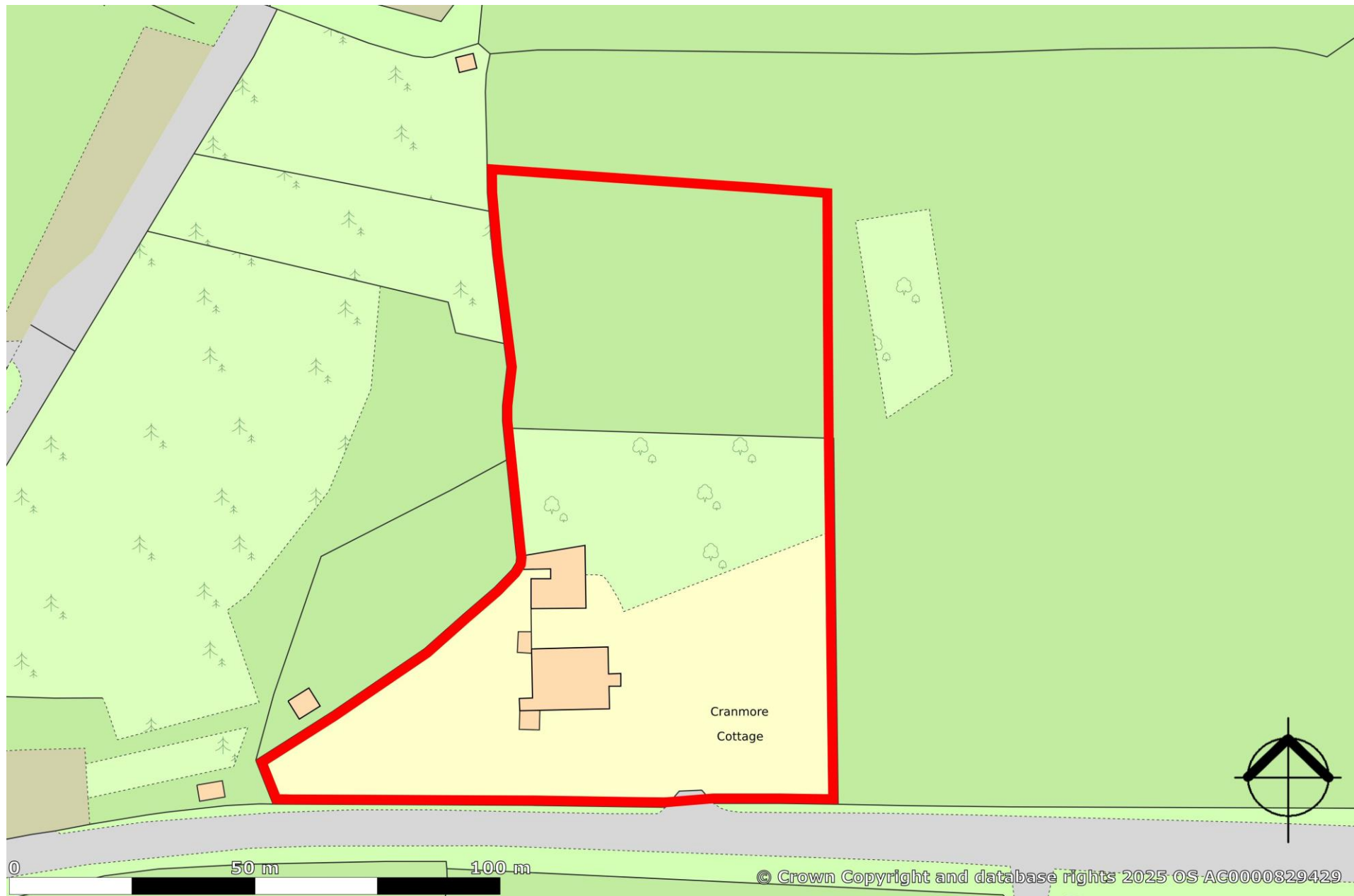
Outbuilding = 1434 sq ft / 133.2 sq m

Total = 5034 sq ft / 467.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1216320



Location

Cranmore Cottage sits between the hamlet of Dean and the village of Cranmore. Cranmore provides a lovely local community with a popular pub, the Strode Arms, and a renowned preparatory school at East Cranmore (All Hallows independent private school, formerly Cranmore Hall).

The local former market towns of Frome and Shepton Mallet both provide an excellent range of facilities and amenities with Bath and Bristol being close by too.

The area benefits from excellent road and rail connections with the A303 accessed at Podimore and a main line rail connection to the South West and London Paddington available from Castle Cary.

Completion

Completion has been set for Wednesday 11th June 2025 or earlier by arrangement

Rights of Way

There is a public footpath that comes up the driveway to the house and then out through the paddock towards Cranmore Tower as shown by the broken green line on the location plan below. The vendors would be willing to consider the existing route being re-routed to run on their retained land, along the boundary of the garden and the field. No enquiries have been made of the Local Authority in this regard and we offer no guarantee that a proposal would be granted by them. Interested parties must rely on their own enquiries.

Planning

Cranmore Cottage is not Listed and not in a Conservation Area. None of the trees are subject to Tree Preservation Orders.

Local Authority

Somerset Council

Council Tax Band G

EPC

F

Heating

Oil fired central heating

Services

Mains water and electricity are connected to the house. Private drainage system with cesspit is located across the

A361 to the south on farmland owned by a third party. Details are contained within the auction pack but interested parties must rely on their own enquiries.

Agents Note:

The external photos were taken in the summer of 2024.

The vendors own the land to the east of the property (approximately 13.81 acres). They would consider letting or selling this land to the purchaser of the property. Further details are available on request.

Registering to bid and Administration fee

Cooper and Tanner require all bidders who wish to bid at our Auction to register beforehand, whether you are intending on bidding in the room, by proxy or online. As part of the registration process, you will be asked to provide card details in order that the Buyer's Administration Fee of £1395 inc VAT can be paid if you are successful. A week before the auction a hold will be placed on your account for this sum, which will then be released if you are unsuccessful. This fee will only be taken if you are the successful buyer. The fee is retained by Cooper and Tanner and does not form part of your deposit or completion settlement. Please also be aware that the Buyer's Administration fee is payable per lot purchased. If you are successful in purchasing more than one lot, we will contact you following the auction to take subsequent payments for additional lots bought. All checks required by current anti-money laundering legislation must be satisfactorily completed, as part of the registration process before prior approval to bid will be granted; this will include providing proof of funds.

Deposit

Successful bidders will be required to pay to the Cooper and Tanner Client Account the deposit of 10% of the purchase price within 24 hours of the auction. The account details will be provided to the successful bidder on conclusion of the auction. Once funds are cleared, they will be transferred on to the account of the solicitor acting for the seller. Please ensure that funds are in an account suitable to be able to make an Electronic Transfer from.

Solicitor

JPC Law, South Kensington

Nessa Barry acting. Tel: 0207 581 7511

Email: nbarry@jpcclaw.co.uk



Auction Notes

Conditions of Sale

Unless otherwise stated, each Lot is sold subject to the Common Auction Conditions (4th ed.). We recommend all interested parties inspect the Common Auction Conditions prior to bidding.

Sale details

The details of each lot have been prepared based on information given by the vendor and their solicitor. There may be occasions where the person acting on behalf of the Vendor does not know the property in detail. Therefore, potential purchasers must satisfy their own enquiries and should refer to the legal documents available.

Legal packs

These are available to download from the Land and Property Auction page of the Cooper and Tanner website. Alternatively, they can be obtained from the Vendors' solicitors. There may be a charge payable direct to the solicitor. We recommend that each potential purchaser take independent legal advice on the content of the packs. Potential purchasers are deemed to have made all the necessary enquiries and purchase with full knowledge of the content of the legal packs.

Registration of Interest

Cooper and Tanner encourage potential purchasers to register their interest in specific lots. This will enable the Auction Department to inform you of any amendments made to that lot during the lead up to the auction day.

Tenure and Possession

Unless stated otherwise, the tenure of each lot is freehold and vacant possession will be given upon completion.

Registering to bid

All those intending to bid at the auction must first register online at Cooperandtanner.co.uk. Please note that we will not be taking registrations in the room.

Questions

The Vendor's solicitors may be available for questions prior to the start of the auction. However, there may be occasions when they are unable to attend. Therefore, it is advisable that any queries have been answered before the date of the auction. Members of the Cooper and Tanner staff will be on hand and will be able to answer questions concerning the procedure. They will not be able to answer any legal questions. No further questions will be permitted once the auction has started.

Bidding in the room

When bidding for a lot, please make your bid clear to the auctioneer or their clerk. The auctioneer will call the bidding three times, giving you the opportunity to place a final bid.

Bidding online

When bidding online, you will be able to follow the auction via our livestream system. It will be made clear both on the camera and on the website what the current bid is and what bid is being invited. We strongly recommend that you have a consistent Internet connection and Cooper and Tanner cannot be held responsible for any loss of connection. Please be aware that there may be a slight time delay in the video footage and we would suggest that you follow the figure on the screen.

Bidding by Proxy

Via the auction platform, you will be able to enter a proxy bid, which the auctioneer will execute on your behalf. However, we strongly recommend that where possible you attend the auction in person. All proxy bids must be entered on the system 48 hours prior to the start of the auction. If you are providing a proxy bid then this must be completed no later than 48 hours before the auction. We cannot guarantee that bids received after this time will be accepted.

Fall of the Hammer

On the fall of the hammer, the successful bidder is under a binding contract to purchase that property. The purchaser must then present himself or herself to the auctioneer's clerk, giving their name, address, solicitor's details and a form of identification. If you are bidding remotely or by proxy then a member of the Cooper and Tanner staff will complete the Memorandum of Sale on your behalf, as set out in the terms and conditions of the auction.

Deposit

A deposit of 10% of the purchase price will be payable to the Cooper and Tanner Client Account within 24 hours of the end of the auction. Cash will not be acceptable and Cooper and Tanner do not have the facilities to take payment by credit or debit card.

Lotting

The vendors reserve the right to amalgamate, sub-divide or withdraw any or all of their property.

Areas and sale plans

The area and the sale plan have been calculated and produced using Promap Mapping software (Ordnance Survey licensed) and referenced where possible to the HMLR Title plan; however, they may not correspond with other mapping systems. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.

*Definition

Definition of Guide Prices

The guide price is an indication of the Vendor's current minimum price expectation at auction and the guide price, or range of guide prices, is given to assist prospective purchasers. The guide price can be adjusted by the vendor at any time up to the day of the auction, in light of the interest shown during the marketing period and bidders will be notified of this change on our website and by the auctioneer prior to the lot being offered.

Definition of Reserve Price

The reserve price is the Vendor's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. It is usual but not always the case that a provisional reserve is agreed between the Vendor and the auctioneer at the start of marketing and the Final Reserve Price will be agreed between the auctioneer and the Vendor prior to the auction sale. Whilst the reserve price is confidential, it will usually be set within the quoted guide range and in any event will not exceed the highest quoted guide price.

Important Notice

These particulars are set out as a general outline only for the guidance of potential purchasers and do not constitute an offer or contract or part of the same. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any potential purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any photographs and plans are contained within the catalogue to identify the property to potential purchasers. They do not show the extent of the property and must not be relied upon to be to scale. It should not be assumed that each lot has the necessary planning consents, building regulations or other consents. The vendors reserve the right to sell their property prior to auction. Please contact Cooper and Tanner prior to the auction to check the availability of each lot



FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR

frome@cooperandtanner.co.uk

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