



Cossington Park, TA7 8LH

Asking Price Of £1,600,000 Freehold

COOPER
AND
TANNER



Cossington Park House

Cossington, TA7 8LH

 6  4  5  c.5 acres

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Cooper and Tanner are delighted to present a quite remarkable and distinguished property to the Polden Hills area, which has remained within our client's family for nearly 400 years and is now offered to the open market for the first time with no onward chain. Grade II Listed Cossington Park House is positioned at the heart of this picturesque medieval village, nestled within stunning formal walled gardens and grounds totalling c.5 acres. These are accompanied by a range of quality stone outbuildings, some of which benefit from planning consent to convert to ancillary accommodation, potentially supporting the estate from an ongoing holiday let or event venue perspective. This distinguished home and its associated gardens form the majority of the established and award winning Cossington Park Holiday Cottages, which remain operational. Equally, this fabulous home would suit a large family, or those requiring multi-generational accommodation.

Park House – EPC (F)

This substantial detached home has its origins in the 17th century and later significantly extended in the 19th century. Now offering c.4900 sq.ft of beautifully presented and tastefully designed accommodation which not only enhances the period elegance of this impressive home, but also finds the right balance between grandeur and comfort. On the ground floor there are three large reception rooms, each with their own individual ambience. These include the drawing room with its beautiful inglenook fireplace and log burning stove; the 'morning room' offering a cosy and relaxed setting in which to enjoy views through full height French windows, across the formal gardens; and the

impressive dining hall with its stunning parquet flooring, Victorian fireplace and high ceilings. The primary reception spaces are complemented by a conservatory offering some of the best garden views, and are served by a well-appointed cloakroom. The kitchen features a range of bespoke fitted wooden cabinetry and freestanding dressers, an integral dishwasher, Belfast style sink and a high specification Mercury range style cooker within the former inglenook fireplace. A breakfast room adjoins the kitchen to offer an informal dining space while the neighbouring scullery and separate utility room provide practical areas for food preparation and laundry respectively. Both lead out to the secluded courtyard kitchen garden on the western elevation, where there are also a number of practical store rooms, one of which has outline planning permission for a large multi-purpose room.

Moving to the first floor is via either of two staircases, providing a degree of privacy for guests to occupy rooms at an opposite end of the property. There are six generously proportioned double bedrooms in total, each with their own charming decorative theme and variety of period features. Stylish ensuite bath/shower rooms feature in four of the suites, with the remaining two bedrooms served by a 'family bathroom'. Two adjoining bedrooms at the western end of the first floor, also offer the flexibility to provide a combined master suite and dressing room or nursery.



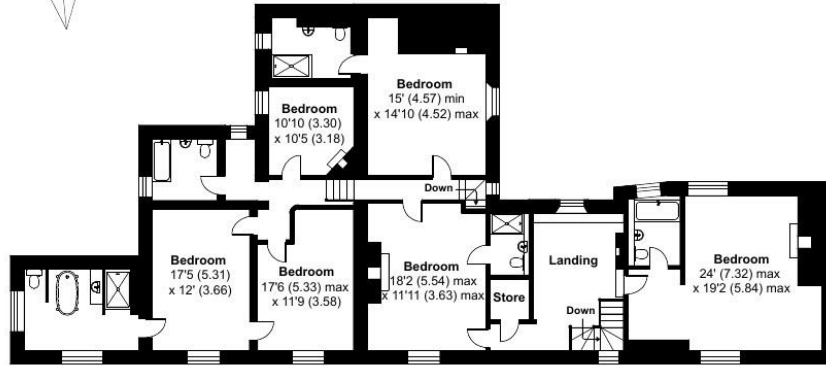


Middle Road, Cossington, Bridgwater, TA7

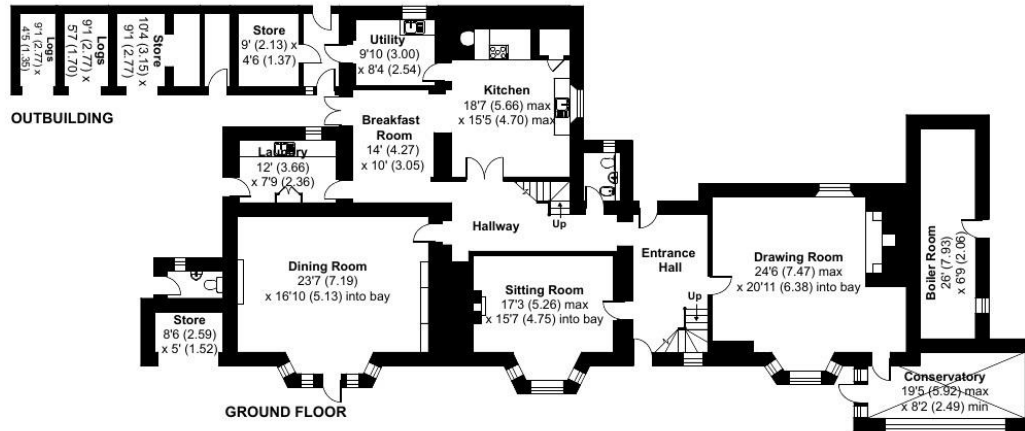
Approximate Area = 4899 sq ft / 455.1 sq m

Outbuildings = 818 sq ft / 76 sq m

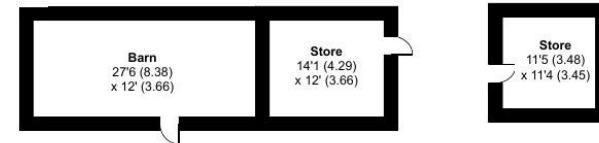
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FIRST FLOOR



GROUND FLOOR



OUTBUILDINGS



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cooper and Tanner. REF: 1130418



Outside

Whether as an ongoing business or private residential home, the property benefits from ample parking provisions, with driveway access directly from Middle Road opening to a walled courtyard accommodating multiple vehicles, before continuing through the estate to the recreation field, copse and meadows making up approximately 4.15 acres of the total 5 acres of grounds. Separate vehicular and pedestrian access is in place through an established entrance gate opening to the southwestern corner of the land, off Manor Road. The stunning formal landscapes comprise a number of separate walled gardens, each offering a variety of uses from a large productive kitchen garden, secluded courtyard to the northwest corner and the impressive ornate gardens adorning the southern side of the house. These exceptional spaces have been lovingly shaped over centuries to offer the vibrant yet elegant displays you see today. Many a wedding, family gathering, and group celebration have enjoyed the grounds of Cossington Park and perhaps many more will... or perhaps your family will enjoy this truly one-of-a-kind setting in the total privacy of your own home.

Outbuildings

*Boiler room attached to the eastern elevation of Park House, with biomass boiler installed. Planning consent has been granted for conversion of this to a two-storey 'housekeeper's cottage'. Ref:22/00/00009

*Large Barn accessed from the walled parking area for Park House, ideal for machinery storage

*Workshop/store attached to the above large barn.

*Further store located in the walled parking area

*Range of open faced timber log/equipment stores at north west corner courtyard, also with planning consent to convert to additional living accommodation. Ref:22/00/00009

Agent's Notes

*Other live planning refs found on Somerset Council's planning portals: [22/00/00009](#), [22/17/00005](#)

*Our client advises that spray foam insulation has previously been installed to parts of the roof void in Park House

*Property and curtilage, including stones walls are encompassed within the Grade II Listed status

*More information regarding the property's history and ongoing business potential, can be found at: <https://cossingtonpark.com>

*The estate benefits from planning consent for a mixed residential and wedding/function event venue. Class C3/D2

*Ofcom service checker suggests outdoor mobile phone coverage should be available with two major providers and ultrafast broadband (up to 300mbps) is available in the area.

*Opportunity to purchase the additional neighbouring detached cottage (Park Cottage, c.1388sq.ft within 0.3 acre plot and additional outbuildings) by further negotiation.

*Only 2 miles from Gravity 'the UK's first giga-scale commercial smart campus'.

*Planning consent recently granted for formation of a new entrance, driveway, parking and storage/workshop building, ref: 22/24/00002 on Somerset Council's planning portal.



Local Council: Somerset Council

Council Tax Band: N/A – Business Rates

Heating: Biomass boiler, solid-fuel

Services: Mains electric, water & drainage. Ultrafast broadband and outdoor mobile signal with two major networks likely.

Airport: Exeter (46 miles), Bristol (26 Miles)



Motorway Links

- M5 (J23) 3.5 miles



Train Links

- Taunton & Bridgwater (Paddington)



Nearest Schools

- Kingsmoor, Woolavington or Catcott (Primary)
- Millfield (Independent), Crispin, Strode College (All in Street)
- Hugh Sexseys (Nr. Wedmore)
- Bridgwater & Taunton College
- The Levels, Ashcott (Specialist, private)





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