



Cossington Park, TA7 8LH

Asking Price Of £2,050,000 Freehold

COOPER  
AND  
TANNER



# Cossington Park

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 9  4  7  c.5.3 acres

**Asking Price Of £2,050,000 Freehold**

We 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. Cossington Park Estate comprises two self-contained Grade II Listed dwellings positioned at the heart of this picturesque medieval village, nestled within stunning formal walled gardens and grounds totalling c.5.3 acres. These are accompanied by a wide 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. Together these dwellings and their associated gardens form the established and award winning Cossington Park Holiday Cottages, which remain operational. Equally, this fabulous home would suit a large family requiring multi-generational accommodation, or additional single letting unit for supplementary income.

### **Park House – EPC (F)**

The substantial detached principal dwelling 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 space for a 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

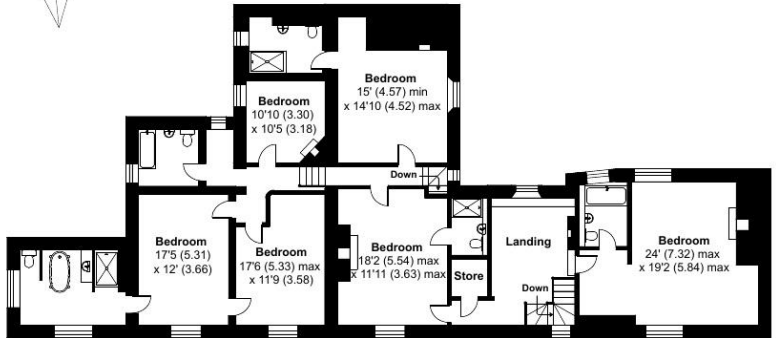
Approximate Area = 4899 sq ft / 455.1 sq m

Park Cottage = 1388 sq ft / 128.9 sq m

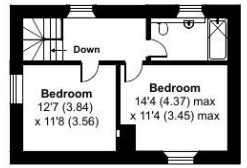
Outbuildings = 2187 sq ft / 203.1 sq m (includes garage)

Total = 8474 sq ft / 787.2 sq m

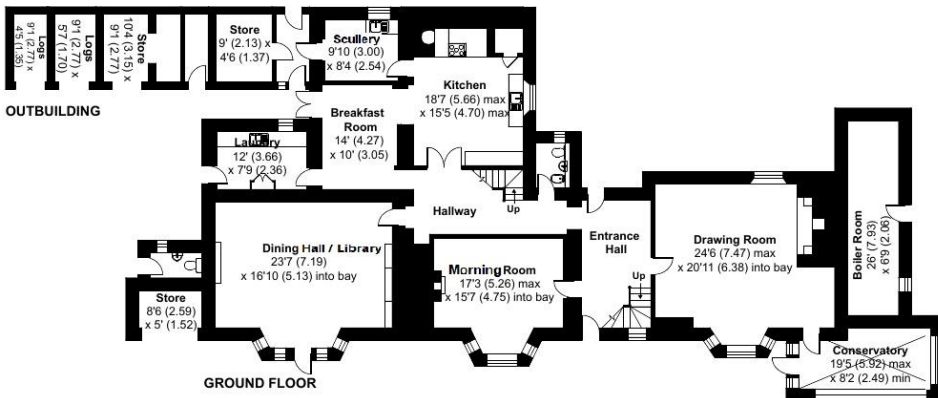
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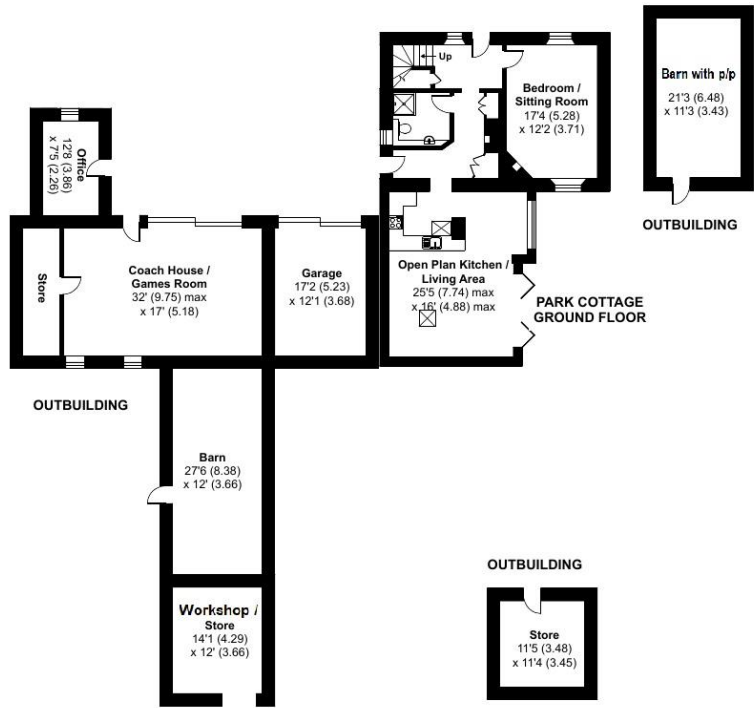
FIRST FLOOR



PARK COTTAGE FIRST FLOOR



GROUND FLOOR



PARK COTTAGE GROUND FLOOR



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



## Park Cottage – EPC (F)

The smaller sibling, yet still spacious in its own right, this detached Victorian style cottage is thought to have been significantly renovated first in the early 1900's, and more recently has been thoughtfully modernised to provide the naturally light, practical and tastefully presented accommodation it does today. The perfect luxury holiday let as it is currently, or self-contained dwelling for multi-generational living arrangement, this fabulous cottage offers the incoming buyer a host of options. The ground floor has been made wheelchair accessible and comprises a fabulous open plan living/dining/kitchen with folding doors opening to the private walled gardens, a very generous double bedroom/reception room and superbly designed wet room opposite. Under floor heating warms the ground floor and radiators are installed on the first floor. Here you'll find two more double bedrooms of excellent proportions and a contemporary family bathroom.

## Outside

Whether as an ongoing business or private residential home, both dwellings benefit from ample parking provisions, with Park Cottage enjoying its own gated access directly from Middle Road, opening to a walled courtyard hosting up to four cars and featuring attractive low maintenance fore gardens. A separate driveway provides access between the two properties, leading to a large walled parking area accommodating multiple vehicles for Park House, before continuing through the estate to the recreation field, copse and meadows making up approximately

4.15 acres of the total 5.3 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, outdoor badminton/tennis lawn and the impressive ornate gardens adorning the southern side of the principal home. 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.

## Agent's Notes

\*The barn immediately to the east of Park Cottage was recently granted planning consent for conversion and extension to form a self-contained luxury one bedroom holiday let, ref: [22/23/00008](#) on Somerset Council's online planning portal.

\*Other live planning refs: [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

\*Both properties and their curtilage 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



**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. Solar panels with c.13 years FIT remaining.

**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 Sexeyes (Nr. Wedmore)
- Bridgwater & Taunton College
- The Levels, Ashcott (Specialist, private)

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