



Pretty detached cottage with planning permission

Harmas, Cucklington, Somerset, BA9 9PU

Freehold

savills

Hall • Sitting Room • Kitchen • Dining Room • Bathroom
• Three Bedrooms • Planning Permission for Two-Storey
Extension • Parking and Garaging • Far reaching views
over the Blackmore Vale • Private and attractive Gardens

Description

A charming stone cottage with origins believed to date from the early nineteenth century.

Currently the cottage offers three bedrooms on the first floor with a Sitting Room, Dining Room, Kitchen and Bathroom on the ground floor. There are a variety of characterful features including original fireplaces with fitted wood-burners, flagstone floors and beamed ceilings. The attic space would be suitable for conversion to an additional bedroom or study subject to the necessary consents.

There are both south and west facing areas of garden with attractive terraces generous lawns and mature trees and shrubs. Breath-taking and far-reaching views across the Blackmore Vale countryside.

Large detached barn that could be converted into a home office subject to the necessary consents. Single garage with roller shutter door.

Planning permission has been granted for a two-storey extension on the ground and lower ground floors, this will create a larger kitchen and additional reception room and also two additional bedrooms and two bath/shower rooms. Please review the plans at South Somerset District Council reference 16/00550/FUL.

Situation

Cucklington lies on the south eastern edge of the county of Somerset on the edge of an escarpment overlooking the beautiful Blackmore Vale. The village clusters around the Church of St. Lawrence and benefits from an active village hall. Close by is the Stourhead Estate with National Trust House and garden.

The nearby towns of Wincanton and Gillingham both about 4 miles provide a range of local shopping and everyday facilities including a Waitrose in Gillingham. The attractive market town of Sherborne is about 14 miles with a more extensive range of shops and leisure amenities available in the Cathedral Cities of Salisbury and Bath.

Gillingham provides a mainline rail service to London Waterloo taking from 2 hours. Alternatively, Castle Cary and Bruton offer services to London Paddington. The A303 is about 2 miles to the north giving excellent links to the M3, M25 and London or the M5 to the west.

The area is well-known for several private schools including Port Regis, Sandroyd, Hazlegrove, Hanford, Downside, Sherborne and Milton Abbey and a range of excellent state schools close by both at primary and secondary level.





Local sporting and recreational facilities include Racing at Wincanton, Taunton, Bath and Salisbury. Golf at Sherborne, Wincanton and Tollard Royal. Excellent walking and riding in unspoilt countryside as well as easy access to the south coast. Additional recreational facilities in both Gillingham and Wincanton.

Directions

From the A303 take the turning towards Gillingham and Bruton (B3081) and head south towards Gillingham. Take your first right hand turn as the road bears left and follow the country lane again taking your second right hand turn on to Rowles Lane towards Cucklington. At the T junction turn right and follow the lane down the hill, the entrance to Harmas can be found on the left hand side at the intersection with Babwell Road.

Tenure

The property is for sale Freehold with vacant possession upon completion.

Local Authority

South Somerset District Council

Council Tax

Band F

Services

Mains water and electricity are connected to the property. Private drainage via a new water treatment plant. Partial electric heating via storage heaters.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



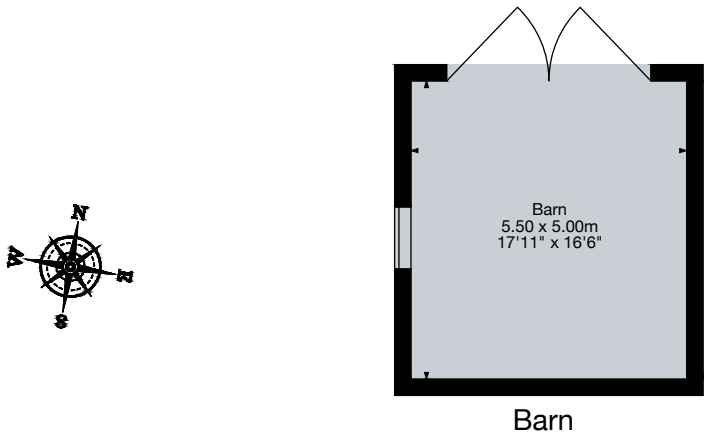
Harmas, Cucklington, Somerset, BA9 9PU
Gross internal area (approx)
Main House 118 sq m/1,271 sq ft
Barn 27 sq m/292 sq ft
Total Area 145 sq m/1,563 sq ft



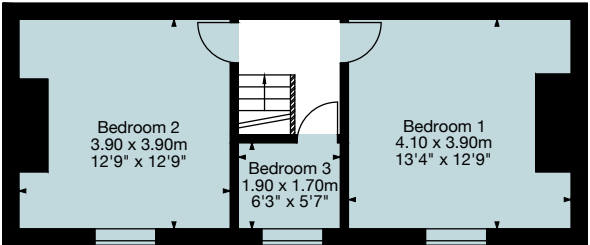
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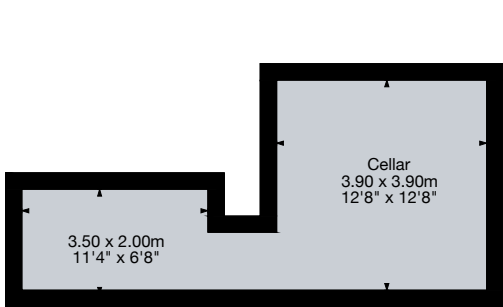
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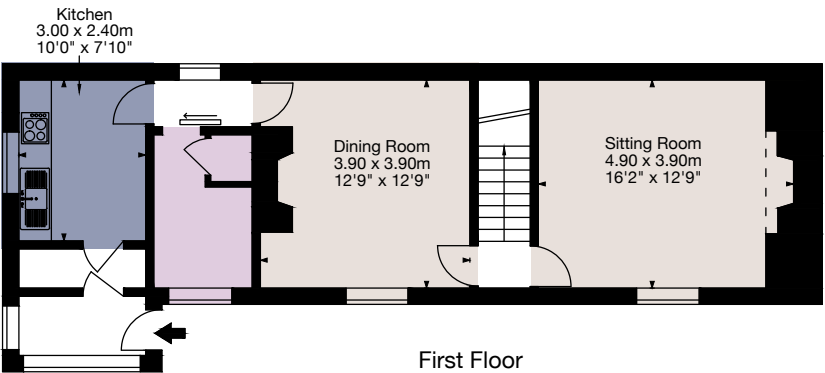
Barn



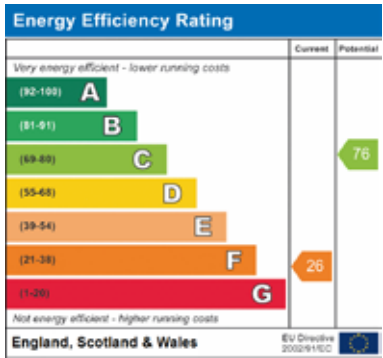
Second Floor



Ground Floor



First Floor



For identification only. Not to scale. © 200721PB

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