

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



QUILLON HOUSE, 16 HIGH STREET, BRUTON, SOMERSET, BA10 0AA



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An exceptional Tudor property of enormous character standing in the High Street of this charming small country town in the heart of rural Somerset.

Quillon House dates back to the 15th century and incorporates a private house with lots of good living space and a shop premises (currently an Antique Shop) which has flexible and deceptively spacious accommodation and can be separately occupied.

In all the property is over 2,600 sq.ft. In addition there's a good size, mature south facing garden with lots of privacy, garage and car parking space.

About the Area

Bruton is a small ancient town (population around 3,000) in South Somerset situated in the Brue Valley surrounded by beautiful and accessible countryside. Predating Roman times it has evolved gently through the ages with many interesting and historical buildings defining its character.

In the time of Canute there was a Royal Mint in Bruton and it's recorded in the Domesday book. Later it developed as a market town and the wool and silk trade prospered. Today its main industries are agriculture and education with schools in Bruton including King's School, founded in 1519, Bruton School for Girls, Sexey's School, and a Primary School. There are other excellent independent schools in the area including Hazlegrove at Sparkford, Millfield at Street, Sherborne Schools, Wells Cathedral School, Downside, Port Regis and St Mary's, Shaftesbury. Bruton, always a little known gem in the county, is now increasingly popular with the establishment of the Hauser and Wirth art gallery (and restaurant) and the many thriving groups and societies including a Festival of Arts, Horticultural Show and musical and theatrical productions.

The town has a doctors' surgery, pharmacy, vet, post office, several mini supermarkets, petrol station, individual shops and a range of pubs and restaurants including the award winning "At the Chapel" and the Roth Bar. There are many other similar towns nearby which together offer a wide range of shopping, cultural and sporting activities. These include Castle Cary, Sherborne, Shaftesbury, Frome and Wells with Bath, Bristol and Salisbury all being in easy reach. Communications are good with a small rail station in Bruton and mainline services at Castle Cary (Paddington) and Sherborne (Waterloo). The A303 a few miles south is the road link to London and Bristol international airport is well within an hours drive.





No.16 stands on the northern side of the end of the High Street and is a Grade 11 listed handsome building with rendered and whitened elevations under a double Roman tiled roof. The front façade includes a bay window on ground and first floors and a large shop window.

The property has a front door into a central hallway with the main antique showroom to the right. This has its own front door and could be used separately from the remainder of the building.

To the left of the hall are two other rooms, one used in the antique business and which could be used as residential accommodation- subject to any necessary permissions. Beyond are further rooms and access to the upper floors. The building has enormous charm and character and retains many original details including flagstones, oak and elm timberwork, fireplaces, original doors and all complemented by gas central heating.

The main showroom fronting the High Street has a front door from the pavement, a large bay window, flagstones and a door into the central hall. This has flagstones, timber panelling to dado height and to the left is the second showroom (possible sitting room) with a bay window, alcoves on either side of the fireplace and ceiling beams. There are doors from both the second showroom and the hall into the dining room which has a beamed ceiling, flagstones and a doorway through into a small hall.

This opens through to a study with a door directly into the garden, off this room is a store/ utility room. If required the study would make an ideal kitchen with direct access to the garden and the adjacent utility room.

On the first floor is the landing with a store cupboard and another containing the gas central heating boiler.

At the top of the stairs and straight ahead is the present kitchen with a range of fitted units, worktops, wall cupboards, dishwasher and a bay window with a window seat and absolutely fabulous views across to The Dovecote and Church. Adjacent is the shower room with a basin, wc and tiled shower cubicle.





A short flight of steps lead from the landing to a quite splendid sitting room (15ft 7 x 20ft 5) which has a double aspect including a bay window, an oak floor, a massive medieval stone fireplace with an inset wood burning stove, timber ceiling beams and support and a staircase to the second floor attic. Off this fine room are 2 bedrooms with one having an en suite bathroom with a hand basin, wc and bath.

The open tread staircase from the sitting room leads to second floor attic (30ft x 20ft) which provides great storage and has further scope.

There are doors from both the study and the dining room into the lawned garden bounded on three sides by the old stone and brick walls of the houses. A path leads through further lawned areas, past an old apple tree, beautiful stone walls, a sunken garden, flower borders, a vegetable area and to a gravelled parking area. Here are a shed, garage and tall timber gates giving access to the lane. The garden is very sunny being west facing and having plenty of privacy.

Quillon House is a most appealing property in an increasingly popular town. It provides flexible residential and commercial accommodation for an owner occupier and equally the option to let part of the property as an independent commercial unit.

Historic Note.

The property is described in Traditional Houses of Somerset (Jayne Penoyre) which describes the house being tree-ringed to 1453 and having the main rooms at first floor level indicating a shop below.

Inspection strictly by prior appointment is advised and welcomed.

Directions

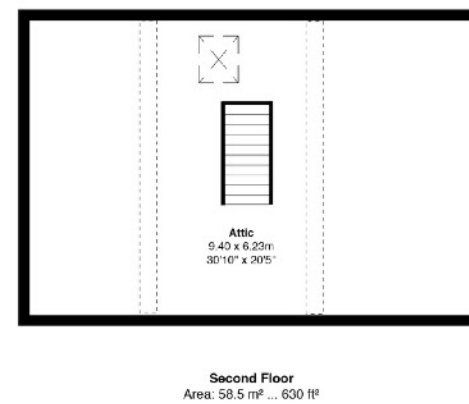
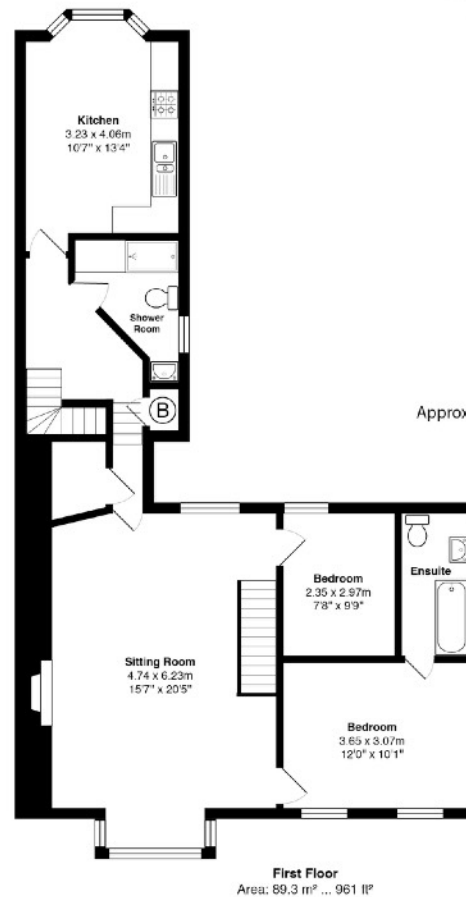
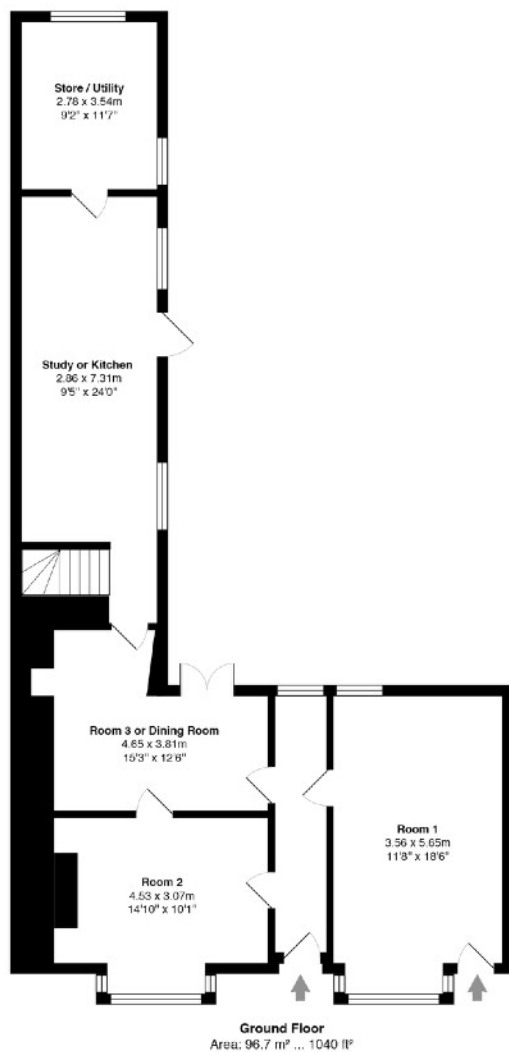
Entering Bruton on the A359, continue pass Sexey's school and under the railway bridge. Continue past Budgens petrol station and follow the road around the corner onto the start on the High Street. Continue to the top of the street and the property will be on your right.



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Approximate gross internal floor area - 245 m² / 2,632 ft²



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.