



60 Cuckoo Hill

BRUTON, BA10 0AF

Mark Manning
The Somerset Prestige Property Expert



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Set on the edge of sought after Bruton, this 4 bedroom family home offers environmentally friendly living, thanks to it's roof mounted solar panels.



*To see video, legal pack and
more information scan QR code*



Set at the end of a quiet road, this 4 bedroom home is the perfect place for a family.

Property at a glance

- 4 Bedrooms
- 3 Receptions
- 1 Bathrooms
- 2 En-suites
- Solar panels
- Private, sun-trap garden
- Driveway parking
- Single garage

“For me, the decking at the rear of the house provides the perfect place to relax or entertain.”













Nestled on the edge of the historic town of Bruton, this exquisite 4-bedroom detached property offers a perfect blend of modern living and classic charm. With a spacious floor area of over 1,700 sq. ft., this home is designed to cater to the needs of a growing family while providing ample space for entertaining guests.

The ground floor boasts a generous living room with ample natural light, perfect for cozy family gatherings. French doors open up to the decked area of the rear garden. Off the main entrance hall, a dedicated office space offers a quiet retreat for work-from-home professionals or a study area for children.

The dining room provides an elegant space for formal dinners and special occasions.

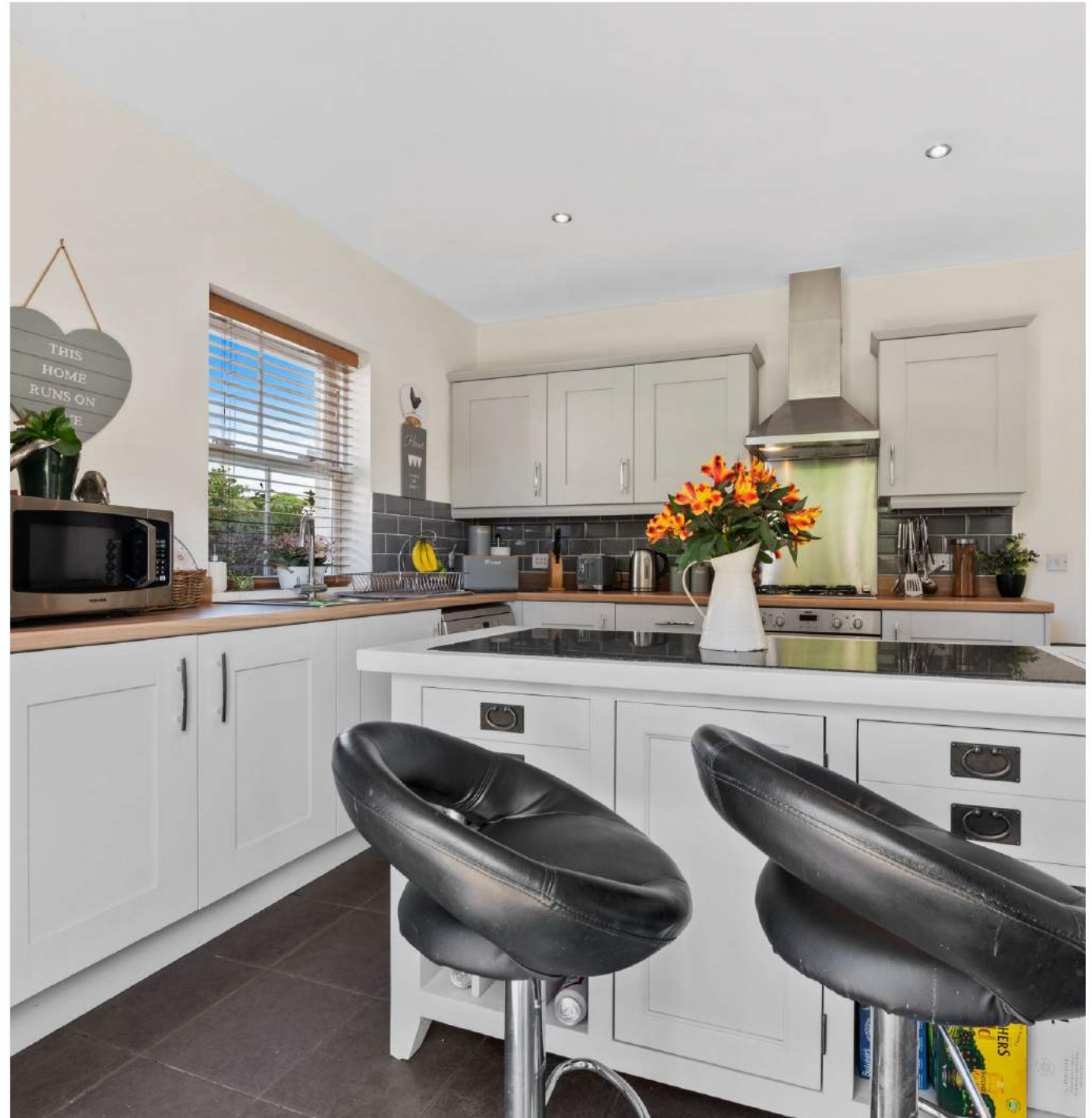


Next to the dining room is the heart of the home, the kitchen.

A chef's delight, featuring contemporary fittings, a large island, and direct access to the private rear garden, it's an ideal space for culinary adventures and casual dining.

A water softener has been fitted to help prolong the life of the washing machine, dishwasher, kettle, shower heads, etc.

A utility room is also set off the kitchen for added convenience.





The first floor houses four beautiful bedrooms, including a large master suite with an en-suite bathroom.

Each bedroom is designed with comfort in mind, featuring stylish decor and plenty of storage space.

With one main bathroom and two en-suite bathrooms, this home ensures privacy and convenience for all family members and guests.



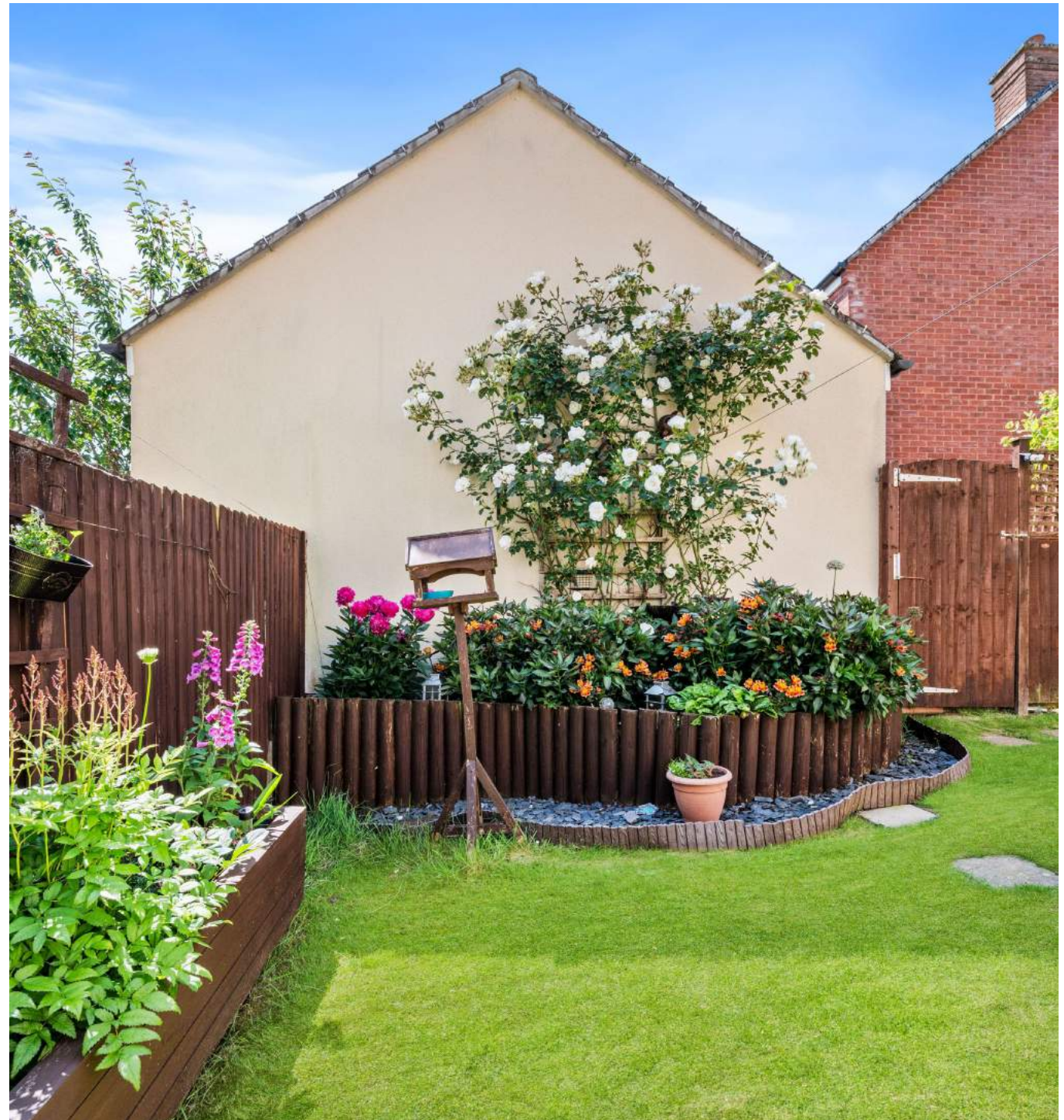


The Seller's view

"We love to spend time in the garden. It's so private, and a real sun-trap."

"Spending time nurturing all our beautiful plants, is a great way to unwind and relax."

"Since installing the solar panels in 2022, we have been able to run our appliances on power generated by the sun. When energy prices are so high, our tariff means we are able to actually SELL power back to the National Grid!"





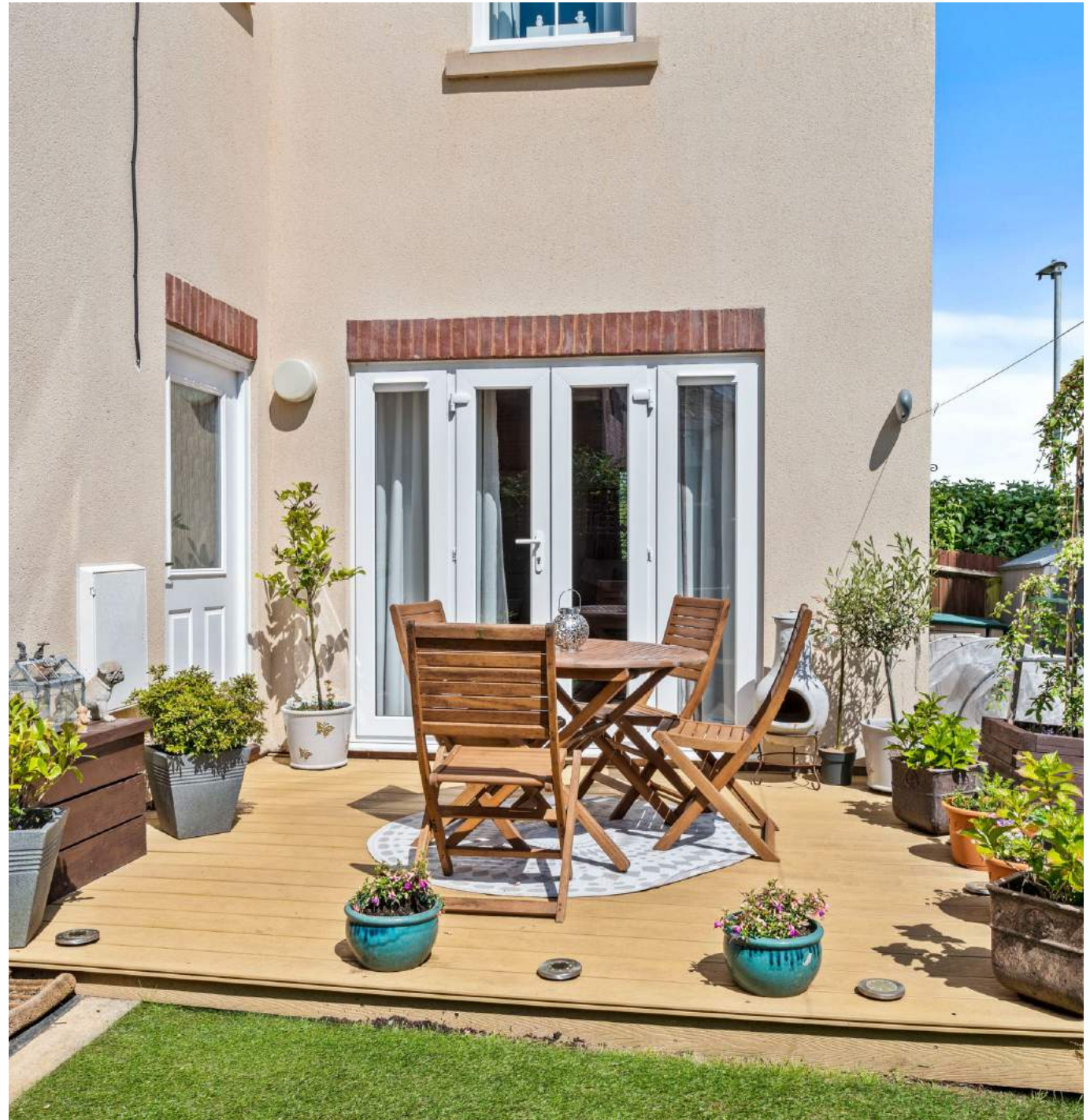
The Gardens

Outside, the property includes a garage and additional off-street parking, with access to the garden via a gate.

The well-maintained rear garden is a peaceful oasis, perfect for summer barbecues, gardening, or simply relaxing in the sun. The decking area isn't over-looked and is a total sun trap.

With roof-mounted solar panels, generating approximately 3800 kWh per year, electrical appliances are powered by the sun, as is hot water, thanks to a Solar iBoost upgrade.

The system currently generates enough power to feed the national grid, meaning extra income too. Combined with an EPC at the higher end of B, this is a very efficient home.





Directions

From the centre of Bruton, follow the A359 north, towards Wanstraw. After 0.7 miles, turn right onto Cuckoo Hill. Take the first left turn after 75 metres, and number 60 is the last property on the right hand side.

Postcode - BA10 0AF

What3Words - swarm.horizons.magnets

Services

Mains water, electric, gas central heating, plus roof-mounted solar panels.

Tenure

Freehold

Local Authority & Tax Band

Somerset Council

Tax band - E

Viewing Arrangements

Viewing strictly by appointment with sole agent

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)	91	93
B (81-91)		
C (69-81)		
D (55-69)		
E (39-55)		
F (21-39)		
G (1-21)		
Not energy efficient - higher running costs		
England, Scotland & Wales		

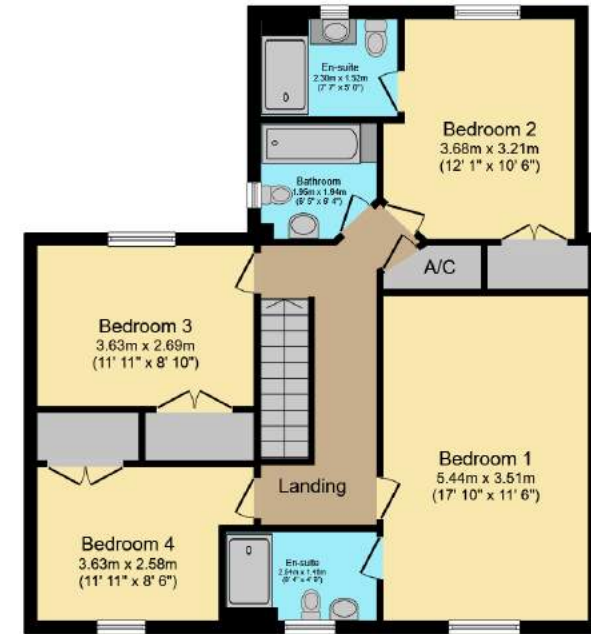
AGENTS NOTES

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Ground Floor

Floor area 80.1 m² (862 sq.ft.)



First Floor

Floor area 79.1 m² (851 sq.ft.)

TOTAL: 159.2 m² (1,714 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



About the Area

Bruton

Surrounded by the stunning Somerset countryside, Bruton offers numerous opportunities for outdoor activities, from walking and cycling to exploring nearby nature reserves.

Bruton is a charming town known for its rich history and vibrant arts scene. The town's medieval architecture, quaint streets, and historic landmarks. Home to fantastic restaurants like the highly regarded At The Chapel, and the Michelin starred Osip. The Newt in Somerset is just 4 miles away.

Local attractions include the Hauser & Wirth Somerset gallery, King Alfred's Tower and Stourhead, to name but a few.

Amenties/Distances

Bruton Primary School (Ofsted - Good) 0.9 miles

Sexeys School (Ofsted - Good) 1.5 miles

King's School 1 mile

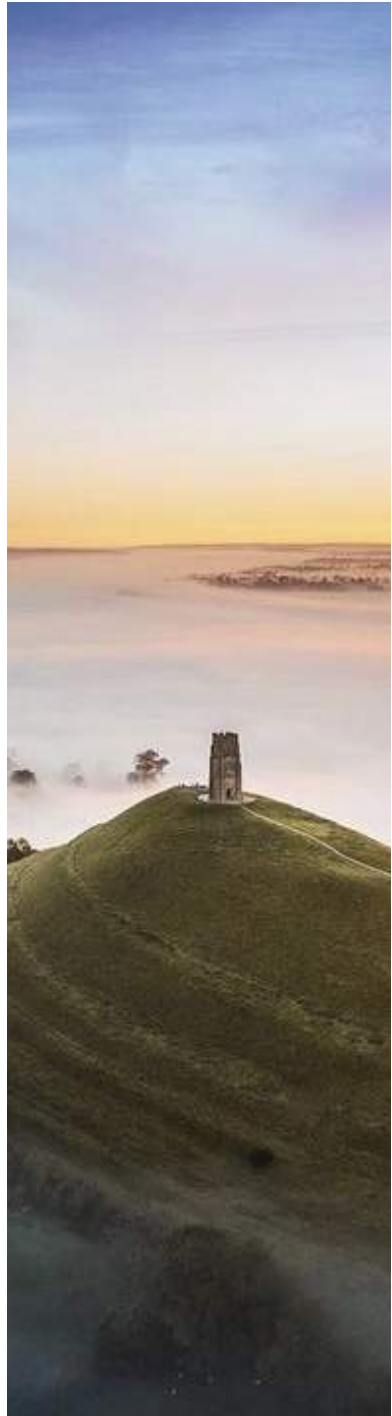
Railway Station (Bruton) 1.1 miles

Motorway links (M5) 24 miles

Airport (Bristol) 28 miles

Hospital (Wincanton Community Hospital) 6 miles



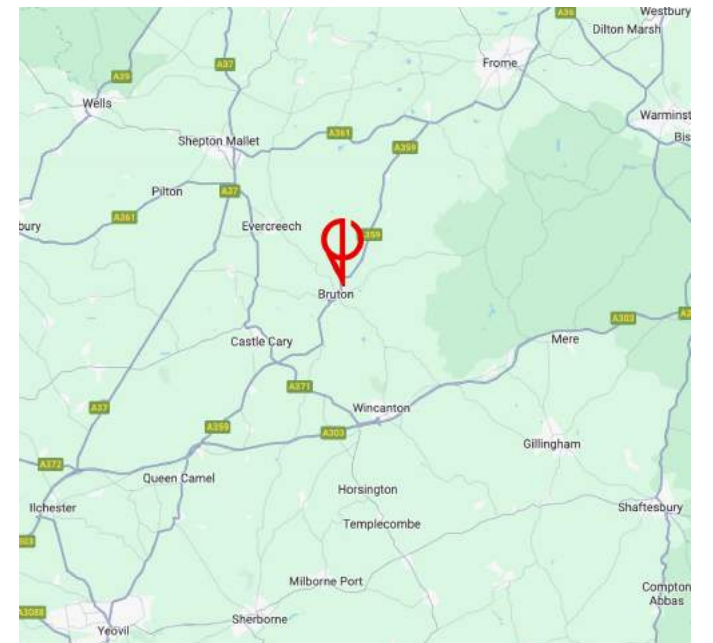


Somerset

Somerset, a mesmerising county nestled in the scenic southwest of England. Famed for attractions like Glastonbury Tor, Wells Cathedral, Cheddar Gorge and Caves, The Levels and of course, the Mendip Hills Area of Outstanding Natural Beauty. Somerset is a rural area, with plenty of farming and is well known for cheese making and cider.



Plot Size: 0.07 Acres





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a valuation on your property*

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