

LODESTONE



The Granary





The Granary

BA10 0HA

3 
Bedrooms

1 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Period Property in the centre of Bruton
- Three Bedrooms
- Car Port providing off road parking
- Courtyard Garden
- Two Reception Rooms
- No Onward Chain



An exciting opportunity to purchase a well-proportioned house located in the very heart of Bruton.

This period home offers three bedrooms, two reception rooms, a pretty courtyard garden and off-road parking. The Granary requires updating and modernising but offers a superb opportunity for a new owner to put their own stamp on the interior.

The property is accessed via a front door which opens into a hallway incorporating the staircase to the first floor and doors to the downstairs accommodation. The kitchen has a range of wall and base units providing plenty of storage and enjoys a window giving an outlook to the courtyard garden. There is space for washing machine, slimline dishwasher, free standing oven and fridge freezer. In addition, there is a useful airing cupboard housing the hot water tank and providing storage for bed linen and towels. From the hallway a door leads to the dining room, a good sized room with plenty of space for a dining table and chairs, there is access to the understairs storage and this then leads through to the sitting room, a lovely dual aspect room with an electric fireplace. Also situated on the ground floor is the bathroom fitted with a bath with a shower over.

On the first floor, a landing gives access to the three bedrooms. The principle bedroom is a dual aspect room providing lovely light accommodation and the window enjoys views out to the St Marys Church and the Dovecot. There is another good size double bedroom and a smaller double bedroom with build in storage. Furthermore,



there is a half bathroom with a toilet and sink and an access hatch to the loft space.

Outside

The property has the advantage of a private enclosed courtyard garden which is laid to paving slabs with mature shrubs and bushes. There is a covered car port providing off road parking for one car or two small cars parked in tandem.

Agents Note: Probate has been applied for in November 2023.

Situation

The property is situated in a conservation area. Bruton is a popular town in the heart of the Somerset countryside. The town has several well-known restaurants, pubs and bars including “At the Chapel” and “The Roth Bar” at the world-renowned Hauser & Wirth Gallery, plus "Osip" which is run by a Michelin starred chef and the next door "Old Pharmacy" fabulous tapas bar. The town also has a doctors surgery, pharmacy, vet, post office, several mini supermarkets, fuel station and numerous independent shops. Bruton is only 10 minute-drive from the very pretty town of Castle Cary which has a mainline railway station and the renowned hotel and restaurant The Newt (<https://thenewtinsomerset.com/>). The small market town lies in the heart of the Somerset countryside. It has many independent businesses including shops, boutiques and galleries and at the weekly Tuesday market local producers gather to sell their wares including



organic vegetables, artisan bread, cheese, meats and fish. New restaurants have recently opened as well as a wonderful delicatessen and independent wine shop.

Other amenities include nursery, primary and secondary schools, health centre, dental practice, library, bank, post office, grocery stores, butcher, newsagent, chemist, pubs, restaurants and and tea shops. Gillingham (approx 20 mins away) has a Waitrose as does Sherborne (30 mins away). For further shopping and recreational activities, Bath, Bristol, Wells and Yeovil are all within about an hour's drive. The A303 (6 miles) provides a direct route to London via the M3 and there is a mainline rail service from Bruton/Castle Cary to London Paddington (approx. 2 hours) and also the new train to Waterloo (Bruton) . Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

Schools

There are excellent local independent schools, within walking distance, to include King's School Bruton and the state owned boarding school - Sexey's, which has received the highest performing 6th form award in Somerset. Bruton has its own primary school and in close proximity are Millfield, Hazelgrove and All Hallows prep schools.

Directions - (BA10 0HA).

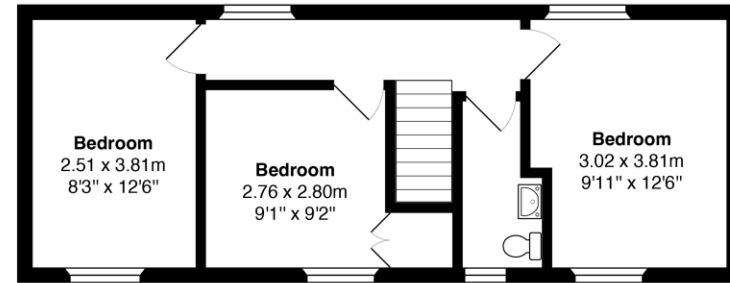
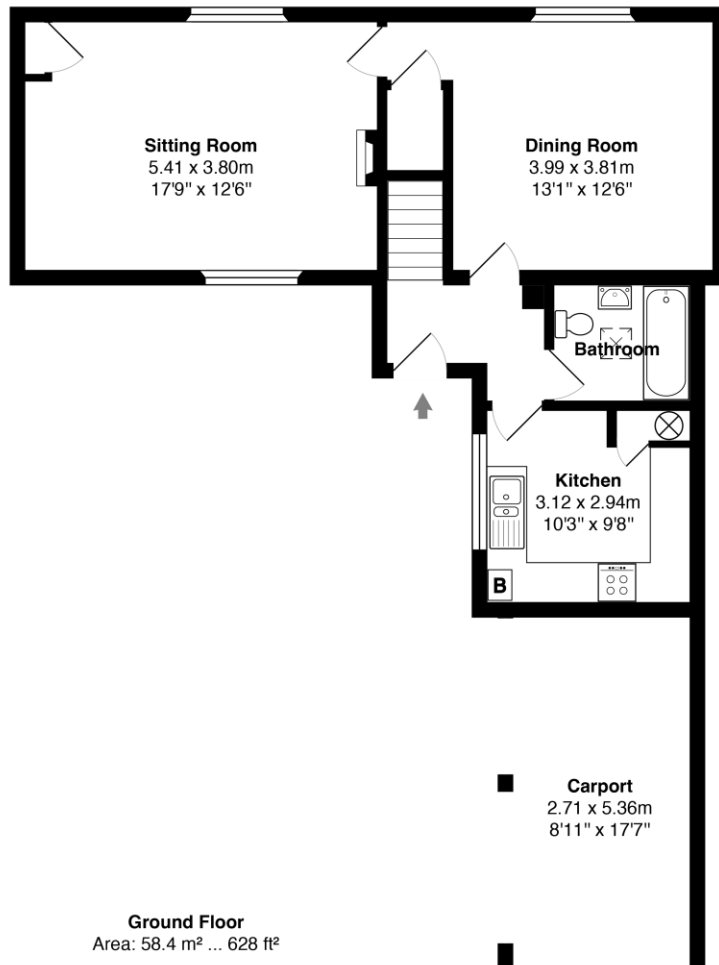
Services - Mains gas, electricity, water and drainage

Council Tax - Band D

EPC Rating: D

Local Authority : Somerset Council

Tenure : Freehold



First Floor
Area: 40.7 m² ... 438 ft²

The Granary, Bruton



Approximate gross internal floor area of main building - 99.1 m² / 1,066 ft²

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