

# LODESTONE



**Oak House  
Bruton**









# Oak House Bruton

BA10 0EN

6  
Bedrooms

4  
Bathrooms

2  
Receptions

## PROPERTY FEATURES

- Detached period property
- Currently a successful boutique hotel
- 4 bedrooms all with en suite bathrooms
- 2 bed self-contained apartment
- Commercial kitchen
- Reception and dining area
- Off street parking for 6 cars and garaging
- Pretty views
- Potential to convert to a residential dwelling
- Excellent central location



Oak house is a detached property situated in the heart of Bruton, a buzzing Somerset town. It is currently operated as a boutique hotel and comes with a commercial kitchen and off-street parking for several cars.

The front door opens to a spacious open plan reception / dining area that caters for the hotel's guests. Also on the ground floor is a lounge area and office. The commercial kitchen that extends to the rear of the property is truly impressive and comes with additional storage rooms. There is also a secondary smaller kitchen and two cloakrooms.

Stairs rise to the first floor and to four beautifully furnished bedrooms each with an en suite bathroom. The bathrooms are contemporary in style and equipped with high end fixtures and fittings.

On the second floor is an equally impressive two-bedroom suite that features an open plan kitchen living and dining space. This space is defined by exposed beams that lend real character to the rooms. The bedrooms enjoy romantic views of the Bruton rooftops and the countryside beyond.

*Agent's notes*

We have been advised by the vendors that under permitted development rights, it allows movement between sui-generic class without full permission. This typically allows residential.





### **Outside**

Oak House comes with a parking area alongside the kitchen to the rear of the property. There is significant scope to transform this space into pretty gardens that could be accessed from the main building and perfectly complement a new residential dwelling.

### **Situation**

This delightful house is perfectly situated in the centre of Bruton just a stone's throw from its historic 12th century church. Just a short walk away is Bruton's bustling high street, home to a florist, a pharmacy, and a variety of boutiques. The renowned restaurant "At the Chapel" and the world-famous art gallery "Hauser and Wirth" are both on the doorstep. The pretty market town of Castle Cary is a few miles to the west, and also offers several independent shops, pubs, interiors retailers and a bookstore. Other local attractions include the newly opened country estate "The Newt in Somerset" and Stourhead gardens to the South. Travel connections are good with easy access to the A303 that links London to the West Country. Rail links are excellent with trains from Bruton to Waterloo and Castle Cary to Paddington with travelling time less than two hours.

### **Schools**

Excellent local schools in the area include King's School Bruton and the state boarding school - Sexey's, which has received the highest performing 6th form award in Somerset. Bruton has its own primary school and also in close proximity are Millfield, Hazelgrove and All Hallows prep school.



### Services

Mains, electricity water and drainage Gas central heating

### Business rates:

**Local Authority:** Somerset Council

**Tenure:** Freehold with no onward chain.

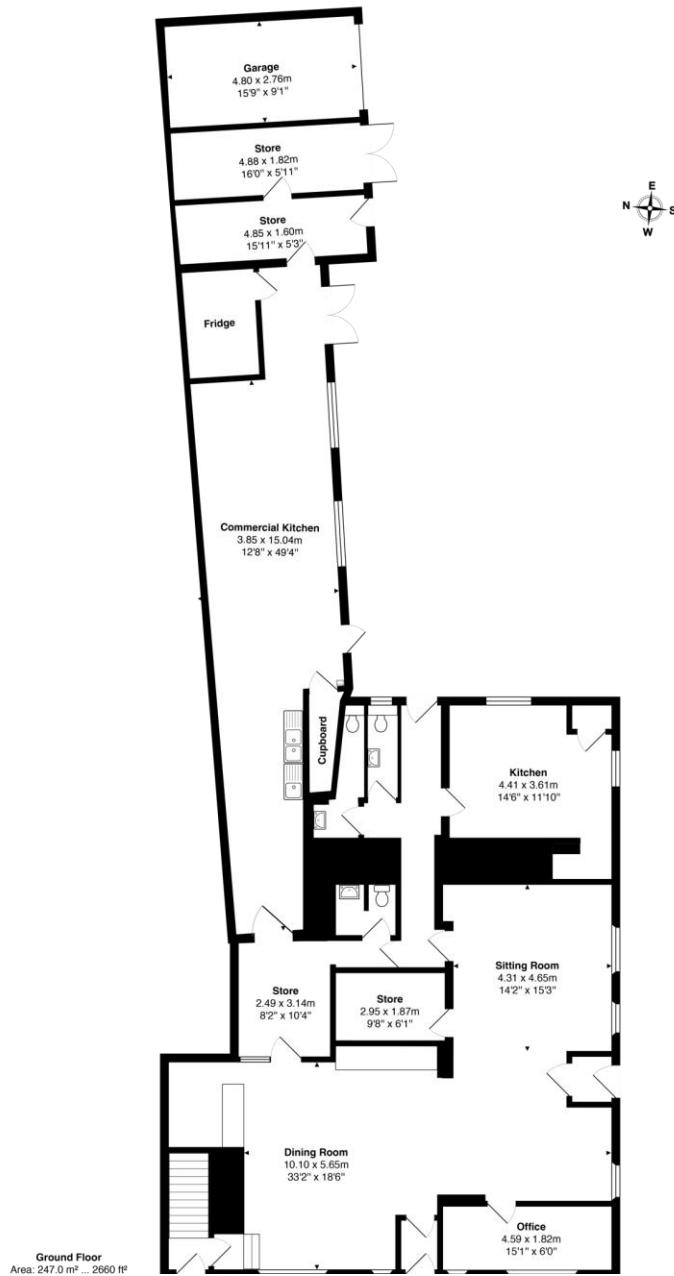
**Post code:** BA10 OEN

**What three words:** riskiest.storms.megawatt

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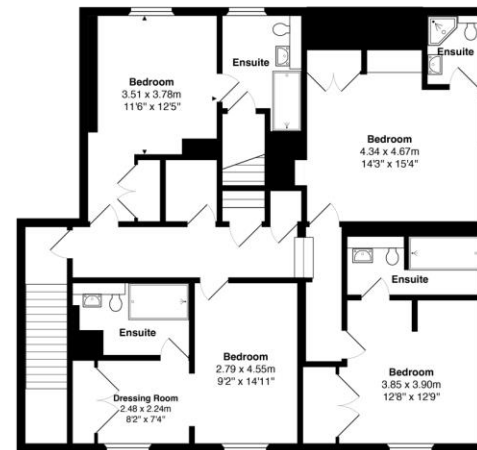
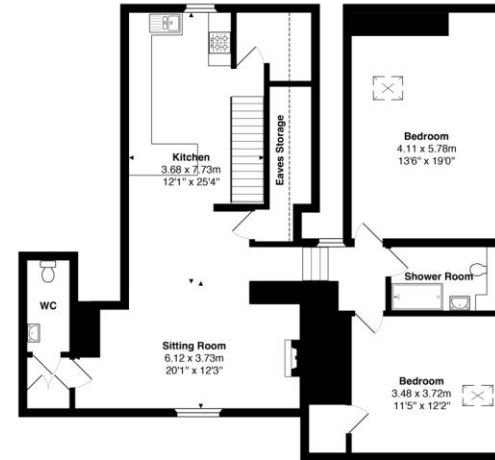
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## Oak House, Bruton

Approximate gross internal floor area of main building - 489.1 m<sup>2</sup> / 5,266 ft<sup>2</sup>



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