

# LODESTONE



The Courtyard, Bruton





# The Courtyard, High Street, Bruton

BA10 0AJ

Guide Price: £1,250,000

4   
Bedrooms

3   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Exceptional 4/5 bed family house
- Stunning interior design
- Unrivalled central Bruton location
- Not listed
- Secluded South facing gardens and private terrace
- Workshop and sauna
- Off street parking for 3 cars
- Immaculately presented





Discreetly positioned in the centre of Bruton, The Courtyard is an enchanting oasis of calm that lies behind secure double gates on the high street. The original building has been sympathetically restored and extended in recent years and now offers luxurious accommodation that extends to just under 2500 sq. Ft. This beautiful family home offers a truly contemporary lifestyle along with immediate access on foot to all the significant amenities that Bruton offers.

Double gates reveal an attractive gravelled driveway with off street parking for several cars. The front door opens to a fine hallway defined by a beautiful limestone floor and magnificent picture windows that run the length of the house. Off the hall is a cool kitchen / dining / sitting room that sets this house apart.

The kitchen was designed by David Craigie and is enhanced by a stunning island created using timber reclaimed from Indian and Afghan doorways. The island's granite surface is more a piece of art than a worktop. Bespoke units house a variety of integrated appliances that include a Siemens dishwasher, a Samsung fridge freezer, and a five hob Lacanche cooker. Composite stone worktops incorporate a Shaws double Belfast sink and a recessed extractor fan sits above the cooker. Underfoot, a herringbone, engineered oak parquet floor (with underfloor heating) extends to the dining and seating areas and lends the room real warmth. The seating area features a beautiful, exposed stone wall and a Charnwood woodburning stove. A projector is perfectly positioned to illuminate a generous remote-controlled screen that drops over the window and transforms the room into a mini cinema, complete with built in surround sound.

The dining area enjoys stunning views to the South through bi folding doors that open fully and almost bring the gardens into the room.







Also on the ground floor and accessible from the hall are two bedrooms, a home office/fifth bedroom, a utility room, and a family shower room.

The bedrooms are elegantly furnished with built in cupboards and shelving. In bedroom four, the floor is made of timber reclaimed from a cheese store. The bathroom is luxuriously appointed and comes with an oversized shower adorned with a cascading limestone motif and situated beneath a sky light that allows natural light to pour into the room. Each bathroom is equipped with solar powered windows that shut automatically with rain sensors. The utility room comes in two sections and features work tops, a sink unit and room for the usual appliances.

An illuminated staircase rises from the kitchen to a landing area and two further bedrooms, each with an en-suite bathroom. Notably, all these rooms are double height enhancing the feeling of space. The landing area is dominated by a remarkable Eastern door surround that really makes an impression. Equally impressive, is the 'four poster' bed in bedroom two, also sourced from the East. Bedroom one is palatial with a charming mezzanine floor and pine boards that rise to the apex of the ceiling. This has potential to be subdivided into two rooms if desired.

Both the en suite bathrooms are exquisitely furnished with high end fixtures and fittings and bespoke cabinetry.

### Outside

The gardens are truly private, quiet, and very picturesque. Unlike many houses that line the high street, the gardens are relatively flat, and a well-manicured lawn sweeps away to the South East of the house.

Immediately adjacent to the house, a stone terrace creates a magical environment to take in the views, and extends beneath a timber framed









'gazebo' that offers shelter in the Summer. A canopy of roses and Jasmine light up what is the perfect spot to entertain in the summer. The garden is further enriched by a variety of mature trees that include a beautiful walnut tree and a variety of fruit trees. Raised beds offer the opportunity for home grown vegetables or flowers whilst a shed provides the perfect store for garden tools etc. The shed is also home to a sauna!

To the front of the house, a door allows access to the rear garden via a bike shed and a green oak frame offers shelter for a log store. The flower beds and borders that frame the front parking area can be illuminated at night.

#### Situation

Bruton is popular town in the heart of the Somerset countryside. It has a very fine old church, Grade 1 listed almshouses and is home to several well-known restaurants, pubs and bars including "Osip", "At the Chapel" and "The Roth Bar" at the world-renowned Hauser & Wirth Gallery. The town also has a doctor's surgery, pharmacy, vet, post office, several mini supermarkets, fuel station and numerous independent shops.

Further local attractions include Stourhead House and gardens, The Newt gardens and spa hotel and Babington House.

For further shopping and recreational activities, Bath, Bristol, Wells and Yeovil are all within an hour's drive. The A303 provides a direct route to London via the M3 and there is a mainline rail service from Bruton to London Paddington (approx. 2 hours) and also the new train to Waterloo. Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.





### **Schools**

Along with its own primary school, Bruton schools include King's School Bruton and the state-owned boarding school - Sexeys. In close proximity are Millfield, Downside, Hazelgrove, and All Hallows prep school.

### **Directions**

Post code: BA10 OAJ

What.3.Words: sulk.drifting.duos.

**Viewing by appointment only**







## Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

#### Local Council

Somerset

#### Council Tax

Band - D

**Guide Price** £1,250,000

#### Tenure

Freehold

### PART B

#### Property Type

Detached house

#### Property Construction

Standard

#### Number and Types of Rooms

See details and floorplan

#### Water Supply

Mains

#### Sewerage

Mains

#### Electricity Supply

Mains

#### Broadband

Please refer to Ofcom website: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

#### Mobile Signal/Coverage

Please refer to Ofcom website: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### Heating

Underfloor heating

#### Parking

Private parking

### PART C

#### Building Safety

The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

#### Restrictions

We're not aware of any other significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

#### Rights and Easements

We're not aware of any other significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

#### Flood Risk

According to the environment agency's website, the property is in an area of very low risk of flood from surface water or river.

#### Planning Applications

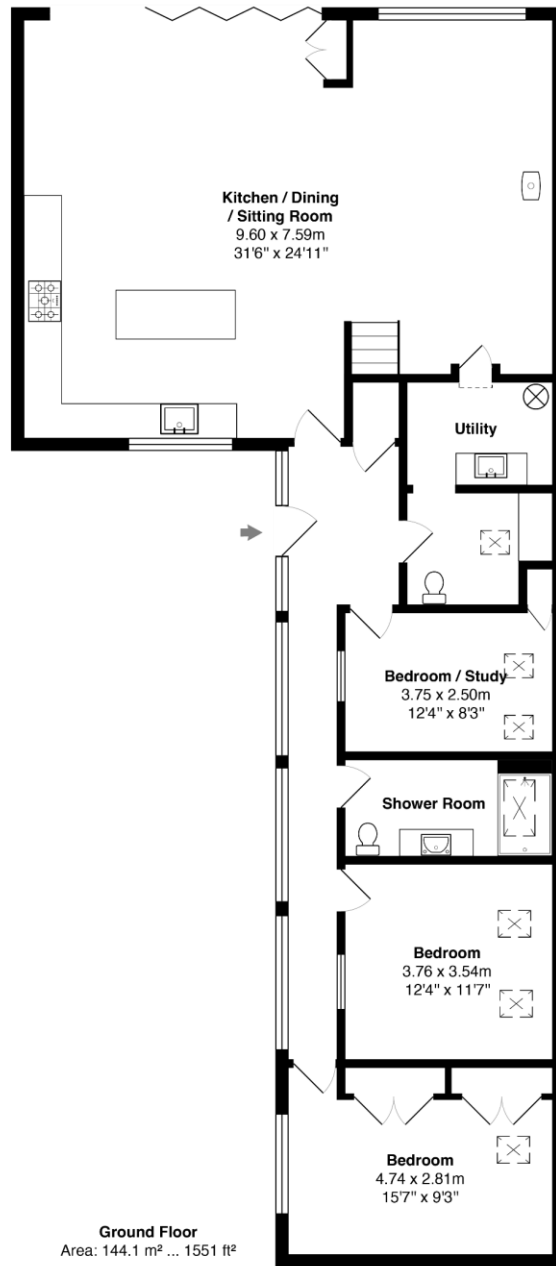
Planning consent for rear first floor extension completed in 2017.

#### Energy Performance Certificate

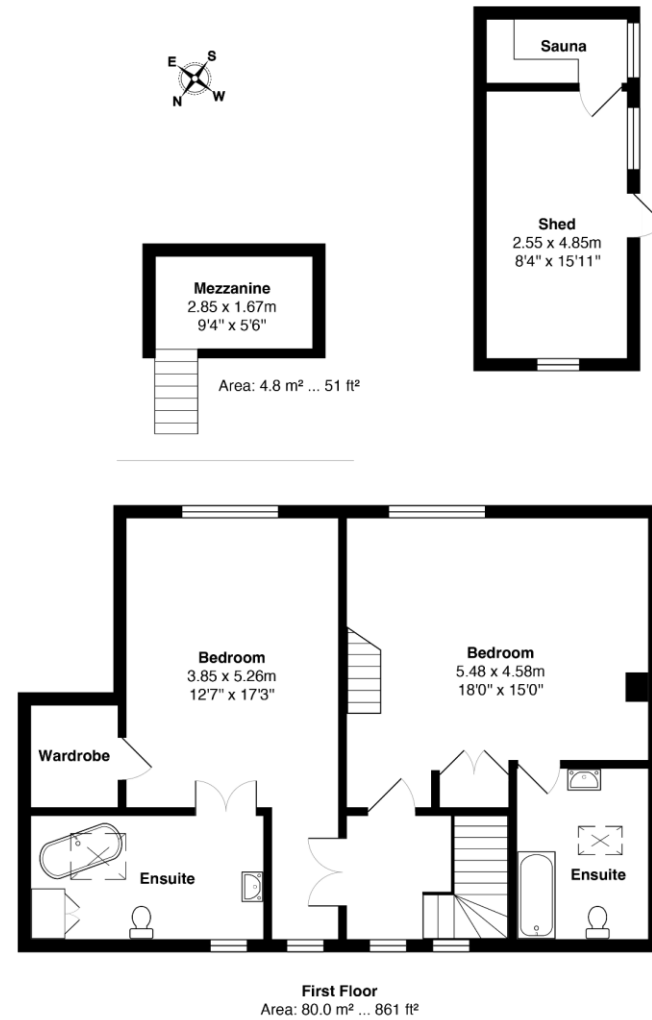
D

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



## The Courtyard, Bruton



Approximate gross internal floor area of main building - 228.9 m<sup>2</sup> / 2,463 ft<sup>2</sup>

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

Bruton & Shaftesbury  
Fry's Halt  
Station Road  
Bruton, Somerset  
BA10 0EH  
Tel: 01749 605099  
[bruton@lodestoneproperty.co.uk](mailto:bruton@lodestoneproperty.co.uk)

[www.lodestoneproperty.co.uk](http://www.lodestoneproperty.co.uk)

