

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

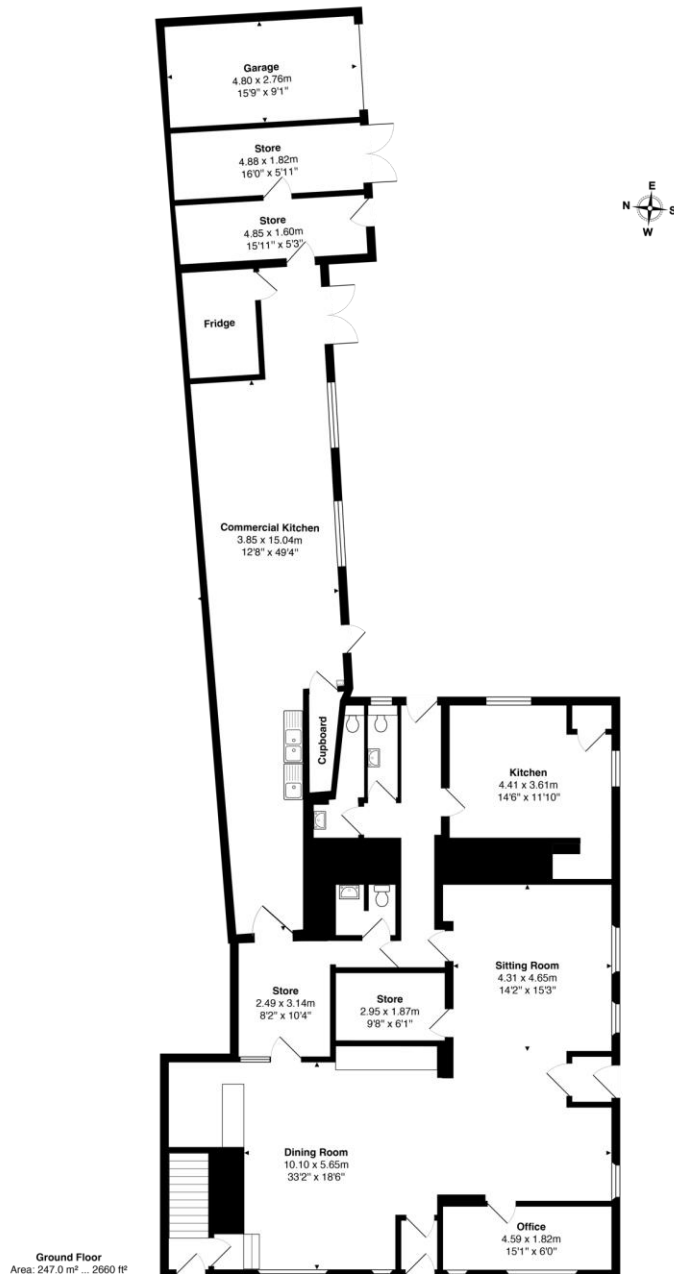
Tenure: Freehold with no onward chain.

Post code: BA10 OEN

What three words: riskiest.storms.megawatt

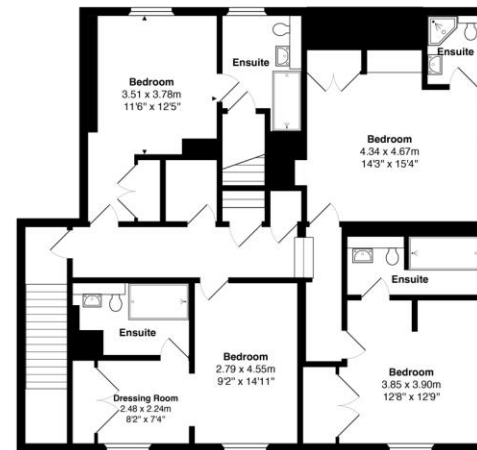
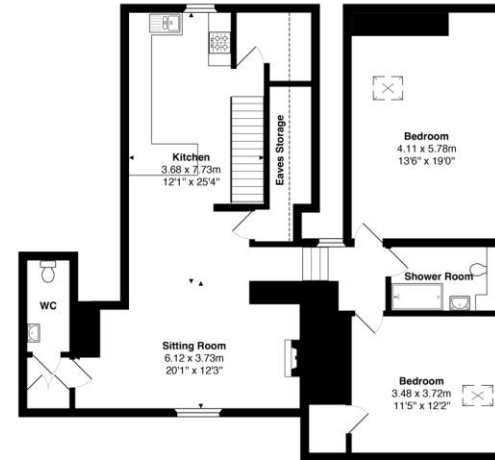
Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, 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.

Lodestone Property | Estate Agents | Sales & Lettings Wells | Bruton
| Shaftesbury



Oak House, Bruton

Approximate gross internal floor area of main building - 489.1 m² / 5,266 ft²



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

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

