

LODESTONE



Well House





79 High Street

BA10 0AL

Guide Price: £645,000

3 
Bedrooms

2 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Lovely period 3-bedroom townhouse set in central Bruton
- Three receptions with good sized kitchen
- Light and bright air feel with many features of note
- Large tiered/landscaped garden with relaxing entertaining space
- Garage and parking space located just a couple of minutes walk away
- Viewing essential





Well House, 79 High Street, is a much-loved double fronted period town house, carefully improved in recent years, located in the centre town of Bruton. The welcoming front door opens into an inner hallway leading to two well proportioned receptions that would form a sitting and dining room, both with plenty of light and offering plenty of space for relaxing and entertaining - one with a wood-burning stove and the other with a period fireplace. The fitted kitchen, is well equipped, offers plenty of storage space and a pretty outlook onto the fun rear terrace.

The adjoining breakfast room enjoys plenty of light enjoys perfectly found to access direct access the great outside space this home offers. Adjoining is a downstairs WC, with shower and separate utility room.

To the first floor, is a spacious landing with outlook the garden, there are three double bedrooms pleasingly decorated and a stylish, modern family bathroom.

Outside

The extensively landscaped garden has been cleverly designed with several terraces creating separate zones using a mixture of lawn and gravel. This wonderful garden has a combination of weathered stone and paving whilst complimenting the







original flora and many varieties of fruit trees. A perfect space has been created on the lower level for a table and chairs and room for a BBQ, great entertaining space. Well House has an additional benefit of a garage located within a few minutes walk away from the property and offers excellent storage space and parking.

Situation

Bruton is a desirable 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. The town also has a doctor’s 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 Newt. 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. 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. Large supermarkets are located in Wincanton and Shepton Mallet which are both a short drive away. 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. Bruton has its own primary school and in close proximity are Millfield, Hazelgrove and All Hallows prep schools.

Directions (postcode BA10 0AL)

As you enter Bruton High Street on the one-way system Well House, 79 High Street, can be found on your left-hand side.

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 Authority: Somerset

Council Tax Band: C

Guide Price: £645,000

Tenure: Freehold

PART B

Property Type: Terrace

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

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>

Parking: Garage for one vehicle

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: N/A

Rights and Easements: N/A

Flood Risk: Surface water – low / Seas and rivers – very low

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

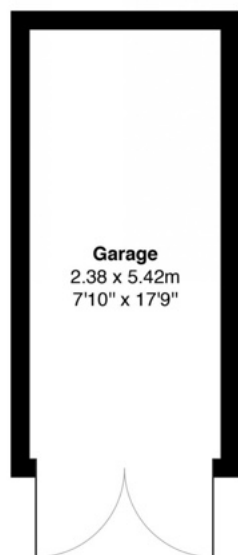
Energy Performance Certificate: D

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.

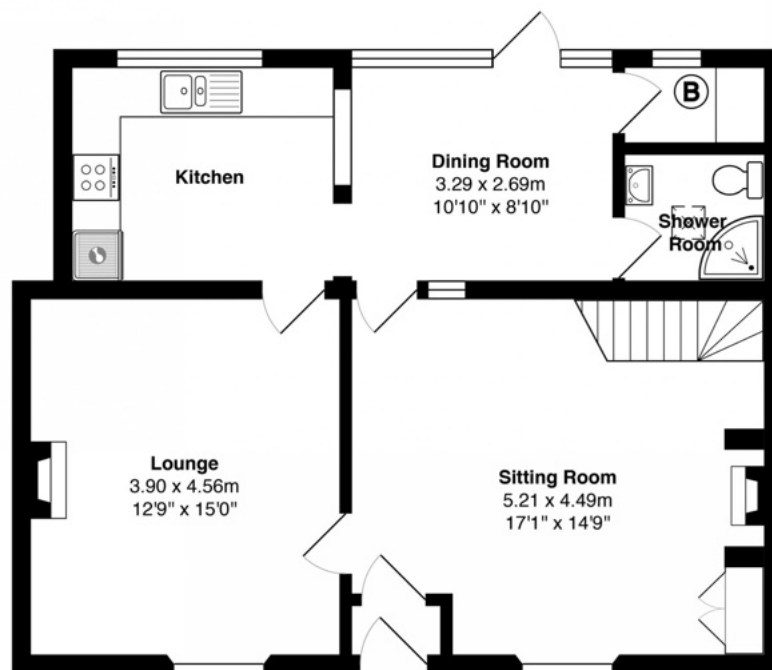
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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



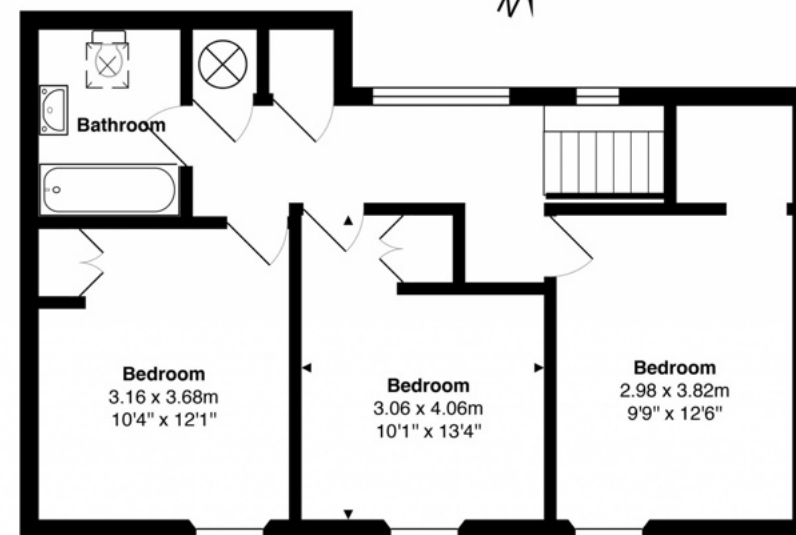
79 High Street, Bruton



(position not correct to main building)



Ground Floor
Area: 67.2 m² ... 724 ft²



First Floor
Area: 53.5 m² ... 575 ft²

Approximate gross internal floor area of main building - 120.7m² / 1,299 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions unless otherwise stated.

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

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