

# LODESTONE



1 Brue Avenue, Bruton, BA10 0HZ









# 1 Brue Avenue,

BA10 0HZ

Guide Price: £500,000

4   
Bedrooms

1   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Family home in sought after location
- Four bedrooms
- Newly fitted kitchen with breakfast bar
- Dining Room with doors out to patio
- Spacious sitting room
- Garage and off road parking
- Large garden
- Catchment for Sexey's School









1 Brue Avenue presents a wonderful opportunity to acquire a spacious detached family home in the sought after town of Bruton. The property is located within easy reach of the High Street and all the local amenities, and is within catchment for the highly regarded Sexey's School. This much-loved home has been cherished by the same family for the past 17 years.

To the front, the property offers off-road parking for two vehicles alongside a lawned front garden and hedge providing privacy.

Stepping inside, the entrance hall provides a welcoming sense of space with a useful cupboard for coats and boots. The dual-aspect sitting room is light-filled with plenty of seating space and a feature electric fireplace. This room flows seamlessly into the dining room. With French doors opening directly onto the patio the dining room is a bright and versatile space ideal for entertaining or family life. Beyond lies a utility area, downstairs cloakroom, and a recently fitted contemporary kitchen (installed July 2024) with a breakfast bar and garden outlook.

**Upstairs**, the first-floor landing leads to three generous double bedrooms and a well-sized single bedroom – perfect for family, guests, or a home office. There is a modern family bathroom with shower over bath. The loft, which is partly boarded, offers additional storage.

The rear garden is a good size and mainly laid to lawn with mature trees and bordered by fencing and hedges. A paved patio area offers the perfect spot for summer dining, while an area of hard standing at the garden's end provides scope for a home office or studio. The garden can also be accessed via a side path from the front of the property.

The single garage, where the newly installed (Aug 2025) boiler is located, provides further storage or parking.









With its generously proportioned rooms, recent updates, and potential for further improvements, this delightful home offers buyers the chance to create their own mark in a desirable location.

### **Situation**

The property is situated in the desirable town of Bruton with its excellent restaurants including 'At the Chapel', 'The Old Pharmacy', & 'Briar'. On the town's outskirts, the renowned Hauser & Wirth Gallery hosts 'The Roth Bar' and the newly opened 'Da Costa', an Italian restaurant. For fine dining, the Michelin-starred 'Osip' is a short drive away. Bruton offers a range of amenities, including a doctor's surgery, pharmacy, vet, post office, mini-supermarkets, a fuel station, and independent shops. It's just a 10-minute drive to Castle Cary, which features a mainline railway station, the Creamery restaurant, and The Newt nearby.

Large supermarkets are located in Wincanton and Shepton Mallet which are both a short drive 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

Bruton has its own primary school, Bruton Primary School, and there are two pre-schools; Ladybirds and Community Kids Playgroup. For secondary schools there is King's School Bruton and the state owned boarding school - Sexey's.

**Directions** Postcode: BA10 0HZ

Viewing by appointment only

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 profession confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quote 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



## 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

**Council Tax Band:** D

**Guide Price:** £500,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached

**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:** Off Road

### 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:** None

**Rights and Easements:** None

**Flood Risk:** Very low risk

**Coastal Erosion Risk:** N/A

**Planning Permission:** None

**Accessibility/Adaptations:** None

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:**

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.









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