

LODESTONE



Villa Larum, 21 Cuckoo Hill, Bruton





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BA10 0AF

Guide Price: £450,000

4 
Bedrooms

3 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Detached Family Home
- Four Bedrooms
- Three Bathrooms
- Well presented throughout
- Study/Office
- Enclosed rear garden
- Garage and off road parking





This beautifully presented four-bedroom detached home situated in the popular town of Bruton is perfect for families or those seeking additional space. The property features generous living areas and modern finishes.

The front door opens into a welcoming hallway with staircase leading to the first floor. The hallway benefits from a substantial understairs cupboard. To the left is the dual-aspect sitting room featuring double-glazed windows with shutters to the front, a built-in bookcase, and a charming Bath stone-surrounded wood burner. Double-glazed patio doors open onto the rear garden.

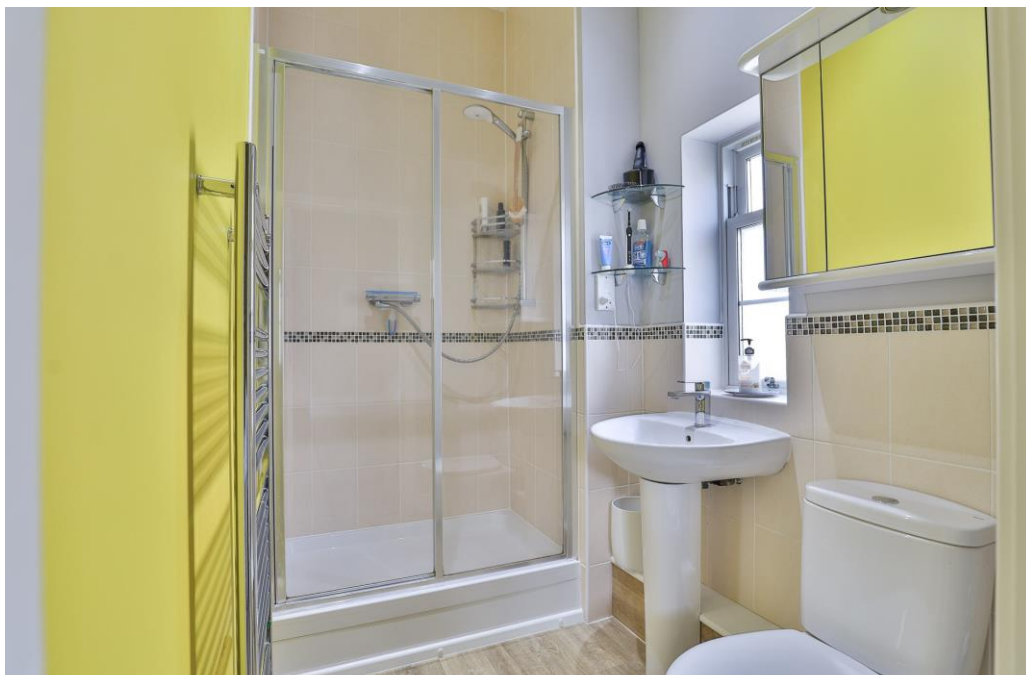
Adjacent to the hallway is the downstairs cloakroom and a reception room currently used as an office/gym, though it could also serve as a playroom or additional bedroom.

Next door, the dining room is accessed via large glazed double doors with ample space for dining, this room is perfect for entertaining.

At the rear of the property is the modern kitchen, equipped with an array of base and wall units, an oven, hob, extractor fan, and plumbing for a dishwasher. A pull-out larder unit provides added storage, and there is space for a double fridge/freezer.

Just off the kitchen is a well-appointed utility room, which includes fitted units, plumbing for a washing machine, space for a tumble dryer and ample shelving.

Upstairs there are four bedrooms, two with ensuite shower rooms and a family bathroom.







Outside

To the rear of the property is a fully enclosed garden with two patio seating areas providing the ideal spots for dining al fresco. A well-maintained lawn stretches around the side of the house. Two raised beds offer opportunities for gardening enthusiasts, and an outside tap adds convenience. A pedestrian gate leads to the garage and two allocated parking spaces. The front garden is equally charming, with a low boundary wall, mature hedging, and a classic cast-iron fence with a matching gate.

Situation

Villa Larum 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, Frome, 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 new train from Bruton to London Waterloo.

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 0AF

Viewing by appointment only



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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: E

Guide Price: £450,000

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: Garage and Off Road 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: None

Rights and Easements:

Flood Risk: Very Low

Coastal Erosion Risk: N/A

Planning Permission:

Accessibility/Adaptations:

Coalfield Or Mining Area: N/A

Energy Performance Certificate: C

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.





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.

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