



35 High Street, Bruton, BA10 0AH

£525,000

3 bedrooms, 2 bathrooms, 2 living areas, and an en-suite.







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# 35 High Street, Bruton, BA10 0AH

With the rarity of freehold tenure and the convenience of being in Council Tax Band D, this residence is a testament to historic elegance.

Immaculately renovated in 2016, this three-story abode showcases a harmonious blend of original features and contemporary elements. Vaulted ceilings, exposed brickwork, and beams coalesce with flagstone floors, painted floorboards, and original fireplaces, creating a tapestry of character that unfolds across each floor.

Accessed through a shared covered walkway from High Street, the ground floor welcomes you to an inviting kitchen/dining area, resplendent with cream shaker-style units, varnished wooden worktops, and a stainless-steel gas range cooker and is illuminated by Velux skylights. Off the kitchen there is a large living room space with a wood burner to add warmth and ambience.

Ascending to the first floor reveals two large double bedrooms, a family bathroom, and a thoughtfully designed study area. The bathroom, a sanctuary of relaxation, features a freestanding copper roll-top bath, wet room-style shower, and double washbasins.

The second floor unveils the master bedroom, complete with an en-suite bathroom and loft storage. The en-suite boasts a freestanding roll-top bath, a glass wall and door, offering a serene retreat.

Outside, an enclosed low-maintenance rear garden provides a private oasis complemented by the convenience of one allocated parking space.

#### Utilities:-

Mains gas.

Mains electricity.

Main drainage.

EPC rating of E.

Council Tax Band D.

EICR conducted in January 2015.

Gas central heating installed in 2017.

In every aspect, this property embodies the epitome of gracious living, seamlessly merging history with contemporary comforts. A rare gem in the heart of Bruton.

For more information or to arrange a viewing, please call Rivendell Estates













## Floor Plans

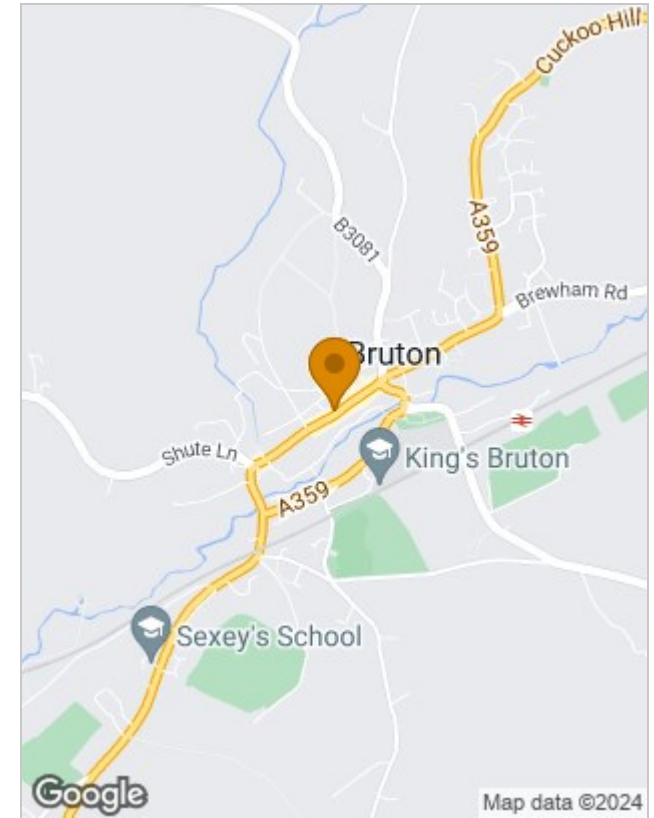


## Viewing

Please contact our Rivendell Estates Bruton Office on 01749 467 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

