

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



Wellington Cottage, Patwell Street, Bruton, BA10 0EQ







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Wellington cottage is a fantastic three bedroom, three storey imposing Georgian stone built home, which has undergone careful and intelligent renovation, whilst detail has allowed retained character and charm throughout and generous and deceptively spacious ground floor living. Externally is a pleasant enclosed low maintenance garden and private garage with parking and within the heart of Bruton.

The properties accommodation provides a front living room with Bay window, central kitchen with adjoining utility, rear lounge room, two first floor bedrooms with bathroom and shower room and a double bedroom with storage on the second floor.

Entering into the home you are brought into the light and spacious living room with a fantastic high ceiling and stairs to the first floor. The room offers ample space for lounge and dining furnishings and boasts a character ceiling beam, Parquet flooring and a feature bay window looks onto the front.

Accessed via the front living room is the central kitchen which is modern in style and gloss finished with base and wall mounted cabinets, a ceramic sink fitted into the hardwood style worktop, 'Bosch' fitted microwave and oven and part tiled walls.

A glass door leads from the kitchen into the rear lounge and there is access to the utility room.

The rear lounge is a bright and airy space with lots of natural light and proves an excellent addition to the living with an office working section, floor to ceiling full glass door to the garden and a stunning open stone feature fireplace with fitted burner.









The utility room has an additional fitted sink inset into worktop, space for under counter white goods, extra storage, a 'skylight style window' and a door onto the garden.

### First and Second floor accommodation

Making your way upstairs from the living room, the first floor landing has a rear main double bedroom now benefiting from a modern en-suite shower room and built in storage.

There is a further double bedroom to the front of the home, equally with built in storage and a feature window seat and the floor completes with a modern four piece bathroom suite.

The second floor has a well proportioned loft style bedroom with far reaching views of the town and built in eaves storage.

### About the outside

Externally Wellington cottage has a pretty enclosed courtyard style low maintenance garden which is mainly paved. There is a stone wall and iron railing allowing for privacy and a rear access gate to reach the garage and private parking. Within the garden is the air sourced heat pump and room for external seating with a table and chairs and chance to host visitors within a sunny area.









## About the area.

Bruton is a small historic town in the foothills of the Brue Valley, surrounded by beautiful rolling countryside a few miles north of Castle Cary and in easy reach of Wincanton, Yeovil, Sherborne, Glastonbury, Frome, Wells and Bath.

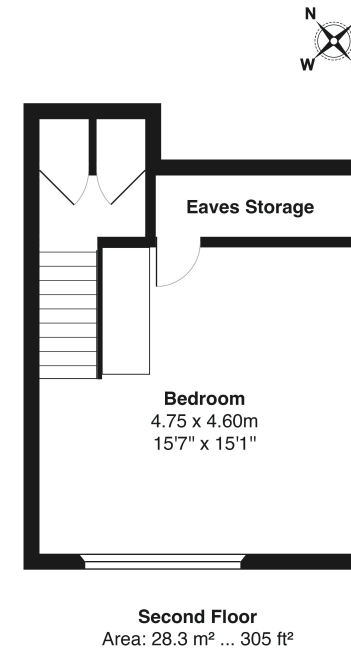
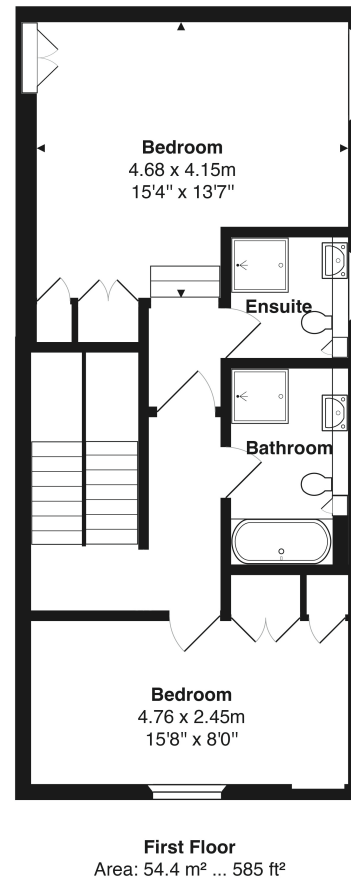
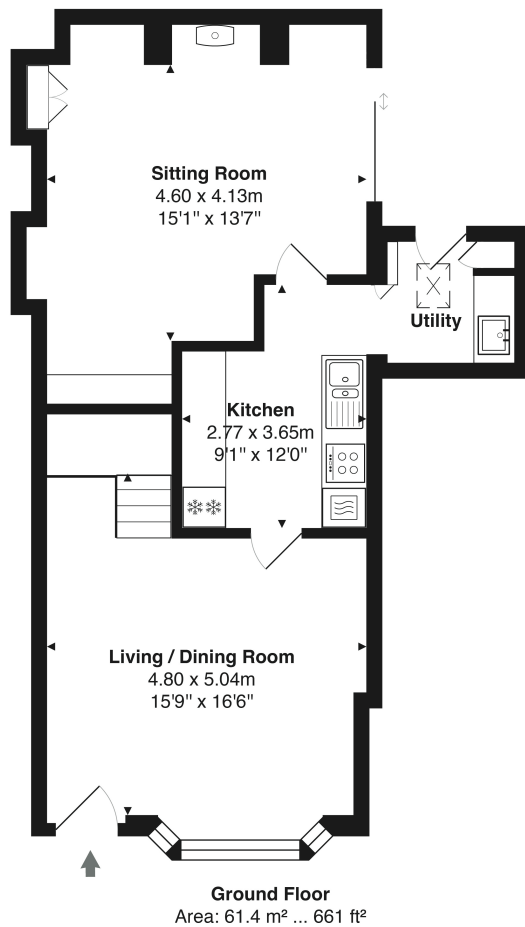
The town has a railway station, which is the Bristol-Weymouth line, with a further regular service to Bath Spa. There are also good Inter-City services at nearby Castle Cary (Paddington). Bruton dates back to Roman times and today is a charming small town with various shops and amenities, including the "The Newt in Somerset" plus 'Hauser & Wirth' Art & Exhibition Gallery, the 'Osip', the ever popular dining experience 'At The Chapel', and of course an excellent choice of schools including Bruton School for Girls, King's School, Sexey's School and Sunny Hill Prep to name a few. Other nearby schools worth mentioning are Millfield, Hazelgrove, Downside and All Hallows.

## Agents notice

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.







**Wellington Cottage**  
2 Patwell Street,  
Bruton

Approximate gross internal floor area of main building - 144.1 m<sup>2</sup> / 1,551 ft<sup>2</sup>

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