

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



5 MILL DAM, BRUTON, BA10 0AU







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A charming two bedroom cottage with immense potential, set in an idyllic location just a stones throw from Bruton High Street.

The property has characterful accommodation with great scope to extend, including an open-plan kitchen dining living room, two double bedrooms and a bathroom.

Surrounding the house, there are magical gardens enjoying total privacy with Coombe Brook running through.

**Accommodation**

The property was purchased in 1999 by the current owners, and lovingly restored to sympathetic and exacting standards creating a fabulous home which has been much loved ever since. It is charming and totally unique, enjoying arguably one of the most idyllic plots in all of Bruton. This is a home which could be lived in all year round, but equally would make an ideal countryside bolt-hole. In addition, the property could even be extended to create a larger home given the size of the surrounding grounds. Any extension would of course be subject to planning permission.

On the ground floor there is a stylish open plan kitchen dining and living room with stone tiled flooring, exposed beams, and a wood burning stove. The kitchen has fitted units with solid wood worktops, an electric Range cooker, and Belfast sink.

A wood panelled staircase rises to two characterful double bedrooms and a bathroom. The bedrooms both enjoy lovely outlooks and the bathroom has a bath, basin and w/c.









## Outside

From Mill Dam, a gate opens into the gardens of the property where you are instantly greeted with a flourish of colour. Notably that of the flowering wisteria adorning the stone elevations. The gardens are an oasis with immense varieties of flowers and shrubs filling the grounds with meandering pathways in between. They gently roll down to Coombe Brook which runs along the entire length of the boundary, adding to the sensory experience. Outside the front door, there is a raised terrace enjoying a complete sun trap position. By the terrace there are several useful storage sheds and an outside loo. Away from the house, at the far end of the garden there is further scope to erect a studio, summer house or workshop, subject to the necessary permissions.

## 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.*









*Further amenities within the town include a doctors surgery, vet, pharmacy, post office, several convenience stores, petrol station and many independent shops and cafés.*

*The surrounding countryside is stunning with nearby national trust walks at Stourhead House and Gardens plus further pursuits at Babington House and as mentioned: The Newt gardens.*

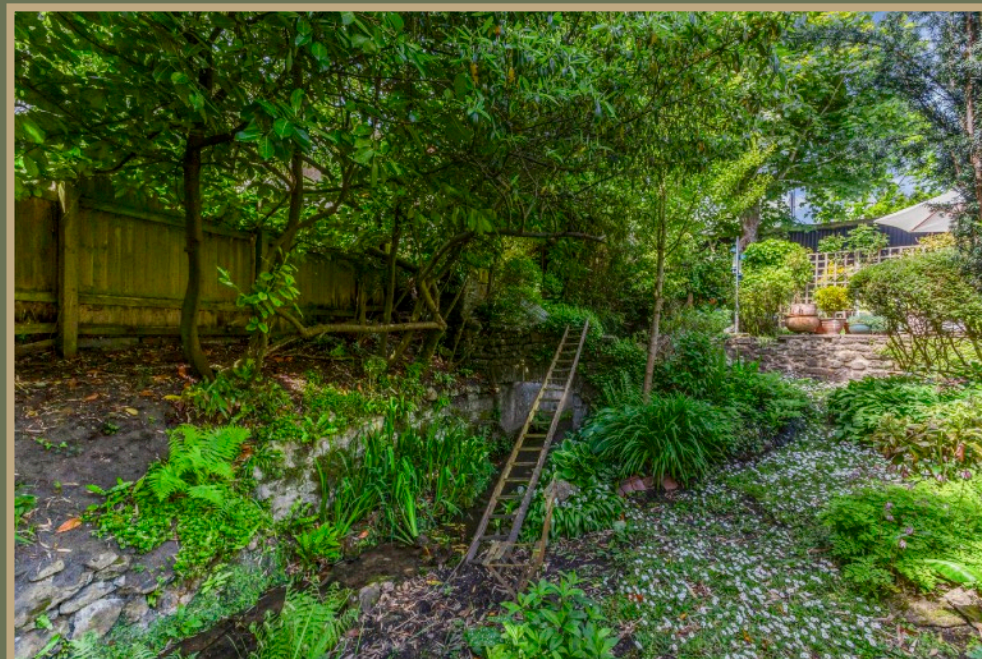
**Services**

Mains water, drainage and electricity. Electric radiators.

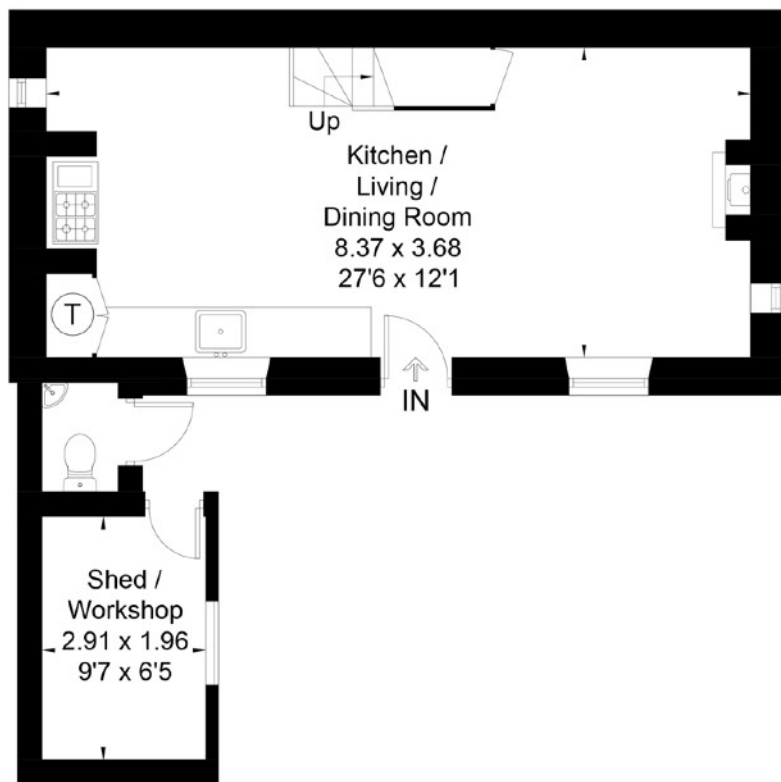
Tenure: Freehold.

Energy Performance Rating:

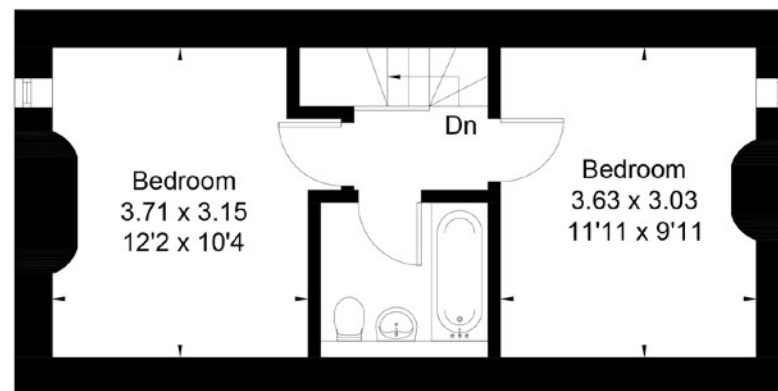
Council Tax Band: C



Approximate Floor Area = 62.4 sq m / 672 sq ft  
Outbuildings = 7.0 sq m / 75 sq ft  
Total = 69.4 sq m / 747 sq ft



Ground Floor



First Floor

**IMPORTANT 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.

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