

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



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SILK MILL HOUSE, HIGH STREET, BRUTON, BA10 0AL

A characterful, rambling five bedroom townhouse with flexible accommodation, set in the heart of the fashionable town of Bruton.

The versatile living arrangements span three floors include a reception hall, two large reception rooms, a principal kitchen dining room, secondary kitchen-cum-utility, five bedrooms, three bathrooms and a cloakroom.

There are pretty gardens to the rear, a totally private courtyard and garage.

Offers are invited in the region of £850,000.

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 but 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 aforementioned The Newt gardens.





Accommodation

Silk Mill House dates back in parts to the 1800s and is full of character and elegance, representative of its period. The property could easily be split into two parts with main living quarters and a totally self-contained annexe; ideal for generation of income or multi-generational living.

The main entrance leads into a landing area between the upper and lower ground floors. Here there is a beautiful full-height exposed stone wall with an arched window above the door, flooding the area with light.

Stairs lead up to the upper ground floor where there is a welcoming reception hall with timber floorboards, opening to the sitting room which has south westerly facing windows. Continuing through you reach the kitchen dining room at the rear of the house which has french doors to the garden. The kitchen itself is well appointed. There is a breakfast bar, plenty of units with oak work surfaces and integral appliances including an electric oven and grill, gas hob and dishwasher. Away from the units there is ample room for a large dining table by the feature fireplace.

There is a double bedroom with built in storage and an adjoining bathroom which has Jack-and-Jill style access out to the hall. Between the bathroom and hall there is the 'library' which is a short corridor with book-shelving on either side. Also off the reception hall, there is a cloakroom.

On the first floor, there is the master bedroom which has an en-suite shower, a laundry room, and a further double bedroom too. The master bedroom has a lovely outlook over the gardens and stylish interior design.





The lower ground floor is also accessed from the main entrance but it does also have its own private access through a second front door. This enters a hall with plenty of cupboards for coats and boots and directly ahead is a door leading out to the courtyard. To the right of the hall, there is a charming living room which has ceiling beams, oak floorboards and french doors out to the courtyard. There is also a secondary kitchen which makes this entire ground floor the ideal self-contained annexe. To further this point there are two separate boilers for the property: one in the lower ground floor and one on the first floor, making letting this out separately that much easier. From the kitchen there is another door to the courtyard. There are two double bedrooms on this floor and a bathroom with bath, overhead shower, basin, w/c and airing cupboard.

Outside

The main garden is beautifully planted with well-established borders, full of flowers and shrubbery. The owner has added a bespoke timber gazebo which is the ideal relaxed seating area, shaded from the hot summer sun. In addition there is a seating terrace, perfect for al-fresco dining.

The courtyard enjoys a Mediterranean feel and is a real sun-trap. The total privacy makes this an incredibly peaceful spot to sit out in.

Just a minutes' walk from the house there is a garage, located on Lower Backway.

Directions

From the bottom and East end of the High Street in Bruton (with Budgens on the left hand side) proceed up the hill about 200 metres and Silk Mill can be found on the left hand.

Services

Mains gas, water, drainage and electricity.

Tenure: Freehold

Energy Performance Rating: D

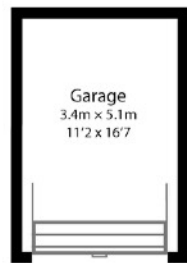
Council Tax Band: E



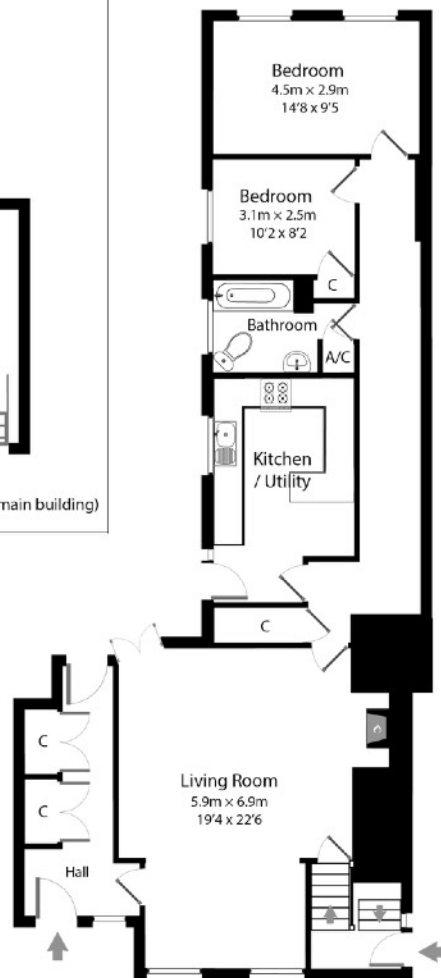
Silk Mill House Bruton



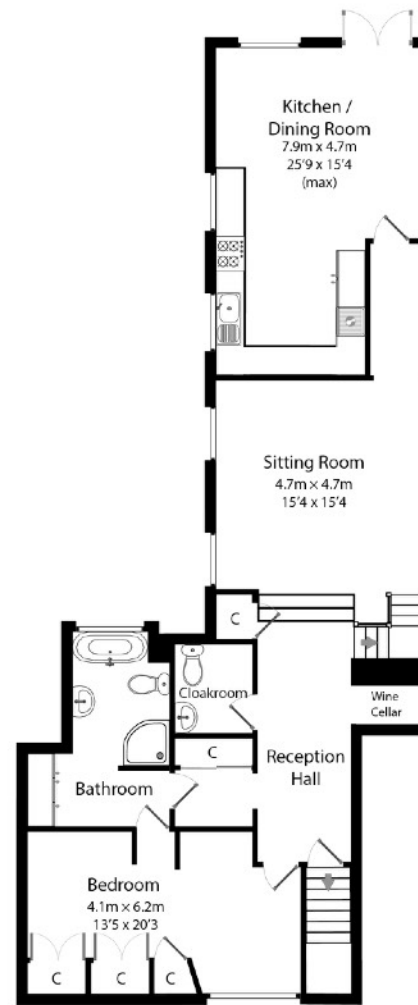
Approximate gross internal floor area - 279 sq.m / 3,003 sq.ft (excluding garage)



(location not correct to main building)



Lower Ground Floor



Upper Ground Floor



First Floor

