LODESTONE



2 Lower Backway,













2 Lower Backway,

BA10 0EA

Guide Price: £425,000

3	1	1
Bedrooms	Bathrooms	Receptions

PROPERTY FEATURES

- Tucked away in a desirable location, just a two-minute walk from the high street
- Front and rear garden
- Light-filled sitting room with a wood-burning stove
- Kitchen/dining room with doors opening directly onto the garden
- Three bedrooms
- Large garage with power, lighting and water, offering excellent potential for a studio, home office or annexe (subject to the necessary consents)





Tucked away just behind Bruton's vibrant high street, No. 2 Lower Backway enjoys one of the town's most sought-after locations. Quiet and peaceful, yet only a two-minute walk from Bruton’s restaurants, independent shops, galleries and cafés that have made Bruton one of Somerset's most desirable destinations. Built in stone, this attractive modern cottage has all the charm of a cottage, combined with the ease and efficiency of contemporary living. One of just a pair, it sits within a generous plot with both front and rear garden and enjoys a lovely position not far from the stepping stones and Packhorse bridge in the heart of the town.

Inside an entrance hall leads through to a delightful sitting room where a wood-burning stove creates a natural focal point and south-facing windows fill the room with natural light. There is a generous walk-in understairs cupboard providing excellent everyday storage. At the rear of the house, the kitchen is very much the heart of the home. Bright and spacious, it has ample room for a dining table and chairs. Wide sliding glass doors open directly onto the patio and garden beyond. A rear lobby provides additional access to the garden together with a useful cloakroom. Upstairs are three light-filled bedrooms. Two are generous doubles, while the third offers flexibility as a child's bedroom, study or home office. The principal bedroom enjoys a built-in wardrobe and an attractive outlook across Lower Backway. There is also a family bathroom.

Outside A traditional picket gate opens onto a pathway through the front lawn, creating an attractive approach to the house, while mature stone walls provide character and privacy. To the rear, the enclosed garden offers a lovely balance of lawn and patio, making it an ideal setting for summer dining or morning coffee.





An excellent bonus is the substantial garage, larger than a typical single garage and equipped with power, lighting and water. It offers exciting potential to create a home office, studio or ancillary accommodation (subject to the necessary consents) Situation 2 Lower Backway is situated in an exceptional location just moments from the heart of Bruton with its array of excellent restaurants along its High Street, including 'At the Chapel', 'The Old Pharmacy', 'Briar', and 'The Prickly Pear'. On the town's outskirts, the renowned Hauser & Wirth Gallery hosts 'The Roth Bar' and '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. Gillingham (approx 20 mins away) has a Waitrose as does Sherborne (30 mins away). For further shopping and recreational activities, Bath, Bristol, 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 the new train to Waterloo (Bruton) . 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 three pre-schools; Ladybirds, Sunny Hill Nursery and Community Kids Playgroup. For secondary schools there is King’s School Bruton and the state-owned boarding school - Sexey's.

Viewing by appointment only.

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: D
Guide Price: £425,000
Tenure: Freehold

PART B

Property Type: Semi-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: 2 x off road parking spaces and garage

PART C

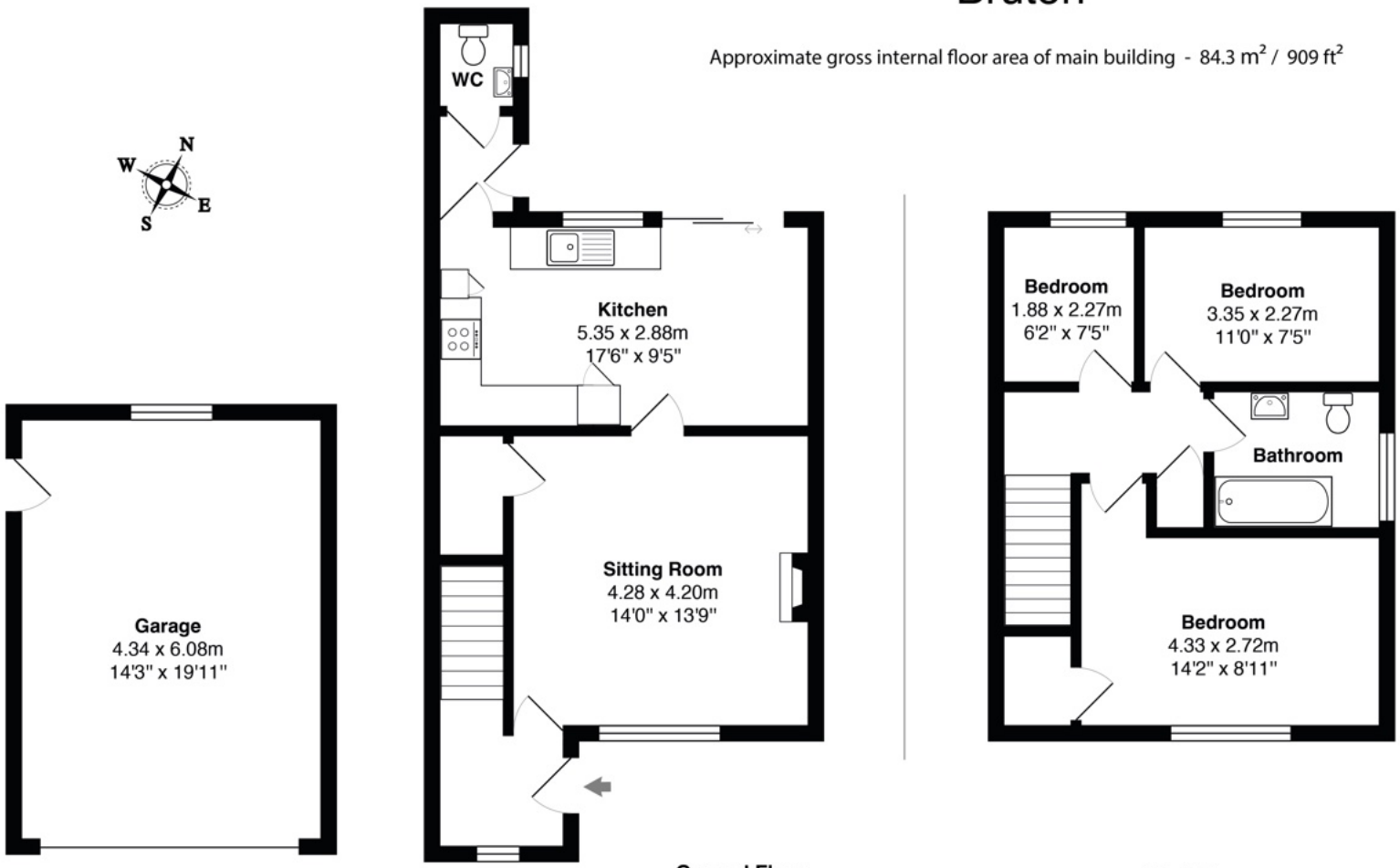
Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.
Restrictions: None
Rights and Easements: None
Flood Risk: Very low
Coastal Erosion Risk: N/A
Planning Permission: N/A
Accessibility/Adaptations: N/A
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.

2 Lower Backway,
Bruton

Approximate gross internal floor area of main building - 84.3 m² / 909 ft²



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.

Bruton
Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells
Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk