

LODESTONE



13 Bruelands,





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BA10 0HX

Guide Price: £570,000

4 
Bedrooms

1 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Detached four bedroom property
- Unique split-level layout
- Generous, light-filled sitting room
- Lovely views
- Beautifully maintained mature garden
- Walking distance to Bruton high street and train station
- Off road parking and integral garage





Located at the end of a small cluster of houses, close to the centre of Bruton, lies this unique and surprising cherished family home that the current occupiers have enjoyed for the past 23 years. Arriving at the property there is little to suggest what lies beyond the front façade until arriving at the main entrance, which lies to the side of the house and a glimpse of the views as well as the house begins to be revealed.

Set in this elevated position, this architecturally designed house, which is one of two houses built in 1969, was constructed utilising the hill to create a split-level property in an enviable position offering a sense of privacy and position with far-reaching views over trees to open fields beyond.

The house has been well maintained by the current owners and reveals far more than first meets the eye on arrival with flexible accommodation suited to both family living and those seeking an unconventional exciting space. The front door opens onto a welcoming entrance hall where a glimpse of the split-level accommodation is first seen. Along the original parquet floored entrance hall, access to the principal reception areas and bedrooms are made.

On this level, is one of the four bedrooms, which, if required, could serve as a home office and the fully fitted kitchen which has views over the front garden. Also, there is a cloakroom and internal access to the garage.

At the end of the entrance hall, stairs rise to the remaining three bedrooms and family bathroom.

From the entrance hall, stairs descend to a generous sitting room, filled with natural light and revealing the delightful views out over the beautifully arranged garden and countryside beyond.







This inviting space flows naturally through to a dining room, ideal for both everyday living and entertaining. From here, a door opens out onto a raised outside seating area, perfectly positioned for al fresco dining and taking in the garden outlook.

This truly is an exciting property that currently offers comfortable family accommodation, but it also offers great potential to evolve.

Outside

The garden is a real highlight, beautifully kept and offering a peaceful retreat, with space to sit and enjoy the sun at different times of the day, there are mature shrubs and flower beds and a handy garden shed.

To the front, there is off-road parking and access to the integral garage, this property also owns the bank to the front and an additional parking space.

Situation

The property is situated in the desirable town of Bruton with its excellent restaurants including 'At the Chapel', 'The Old Pharmacy', & 'Briar'. 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. 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 two pre-schools; Ladybirds and Community Kids Playgroup. For secondary schools there is King's School Bruton and the state owned boarding school - Sexey's.

Directions Postcode: BA10 0HX

Council Tax Band: D

EPC Rating: D

Mains water, electric, gas and drainage

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: £570,000

Tenure: Freehold

PART B

Property Type: 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: Off Road Parking 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: None

Accessibility/Adaptations: None

Coalfield Or Mining Area: N/A

Energy Performance Certificate: D

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.





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.

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