LODESTONE



Villa Larum, 21,



Villa Larum, 21,

BA10 0AF

Guide Price £440,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

PROPERTY FEATURES

- Detached Family Home
- Four Bedrooms
- Three Bathrooms
- Well presented throughout
- Study/Office
- Enclosed rear garden
- Garage and off road parking



















This beautifully presented four-bedroom detached home situated in the popular town of Bruton is perfect for families or those seeking additional space. The property features generous living areas and modern finishes.

The front door opens into a welcoming hallway with staircase leading to the first floor. The hallway benefits from a substantial understairs cupboard. To the left is the dual-aspect sitting room featuring double-glazed windows with shutters to the front, a built-in bookcase, and a charming Bath stone-surrounded wood burner. Double-glazed patio doors open onto the rear garden.

Adjacent to the hallway is the downstairs cloakroom and a reception room currently used as an office/gym, though it could also serve as a playroom or additional bedroom. Next door, the dining room is accessed via large glazed double doors with ample space for dining, this room is perfect for entertaining.

At the rear of the property is the modern kitchen, equipped with an array of base and wall units, an oven, hob, extractor fan, and plumbing for a dishwasher. A pull-out larder unit provides added storage, and there is space for a double fridge/freezer.

Just off the kitchen is a well-appointed utility room, which includes fitted units, plumbing for a washing machine, space for a tumble dryer and ample shelving.

Upstairs there are four bedrooms, two with ensuite shower rooms and a family bathroom.

Outside

To the rear of the property is a fully enclosed garden with two patio seating areas providing the ideal spots for dining al fresco. A well-maintained lawn stretches around the side of the house. Two raised beds offer opportunities for gardening enthusiasts, and an outside tap adds convenience. A pedestrian gate leads to the garage and two allocated parking spaces.

The front garden is equally charming, with a low boundary wall, mature hedging, and a classic cast-iron fence with a matching gate.

Situation

Villa Larum 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 the newly opened '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, Frome, 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 new train from Bruton to London Waterloo. 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 0AF





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 Tax Band: E
- Guide Price: £450,000
- Tenure: Freehold

Part B

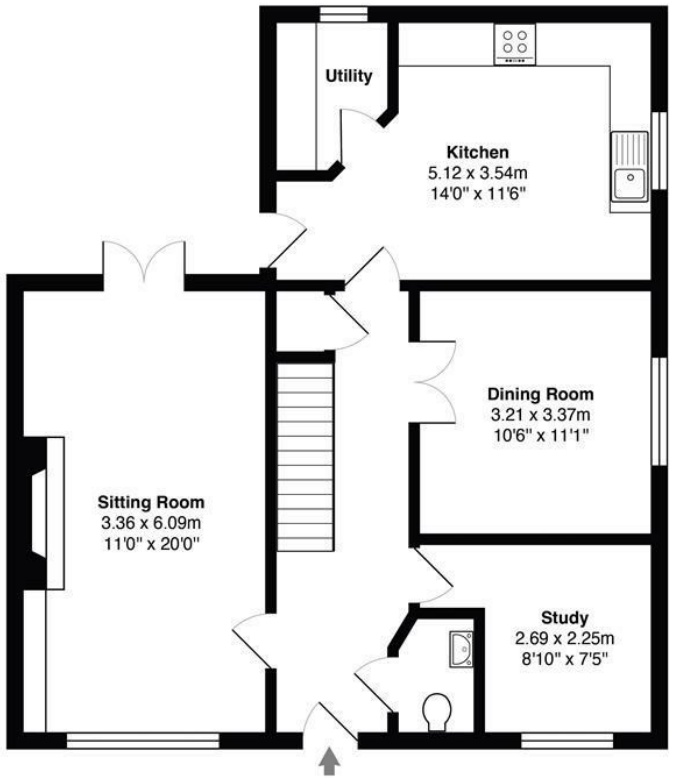
- Property Type: Detached
- Property Construction: Stone
- Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls
- Electricity Supply: Mains
- Water Supply: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Please refer to Ofcom website. 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: Garage and parking for 2 vehicles

Part C

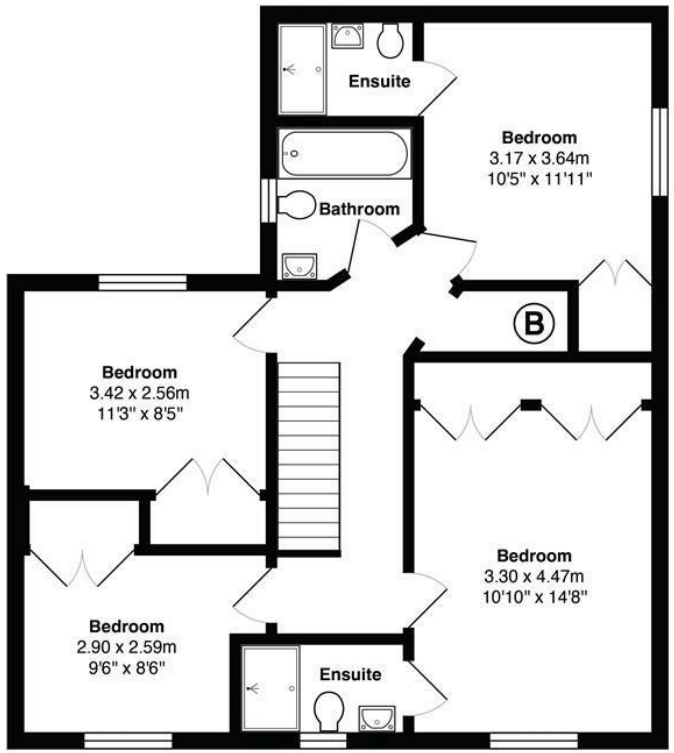
- Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.
- Restrictions: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.
- Rights and Easements: None
- Flood Risk: Yearly chance of flooding for surface water is very low risk. Yearly chance of flooding for rivers and seas is very low risk.



21 Cuckoo Hill,
Bruton



Ground Floor
Area: 70.4 m² ... 758 ft²



First Floor
Area: 70.2 m² ... 756 ft²

Approximate gross internal floor area - 146 m^2 / 1,570 ft^2

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions.

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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