



35a High Street, Bruton, BA10 0AH  
£435,000





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# 35a High Street

Bruton, BA10 0AH

Thoughtfully renovated in 2016, this three-story home harmoniously blends original features with contemporary elements. From vaulted ceilings and exposed brickwork to wooden floors and original fireplaces, each floor tells a story of character and warmth.

Approached through a shared covered walkway from the High Street and ascending an external flight of stairs to the 1st floor, the front door opens into a welcoming kitchen/dining area. Adorned with cream shaker-style units, varnished wooden worktops, and a stainless-steel gas range cooker, this space invites comfort. A large window seat and a working brick fireplace add to the cozy atmosphere, with a cloakroom.

The master bedroom, located on the top floor, boasts a wet room-style en-suite. Two additional bedrooms on the ground floor share another wet-room style bathroom.

Outside, a low-maintenance rear garden offers a private retreat, complemented by one allocated parking space for added convenience.

In every aspect, this property seamlessly merges history with contemporary comforts, embodying gracious living at its finest—a rare gem nestled in the heart of Bruton.

For more details or to schedule a viewing, please contact Rivendell Estates.

Additional Note: This property is available for sale individually or together with its adjoining 3-bedroom property, currently on the market for £525,000.

#### Utilities:-

Mains gas.

Mains electricity.

Main drainage.

EPC rating of D.

Council Tax Band C.



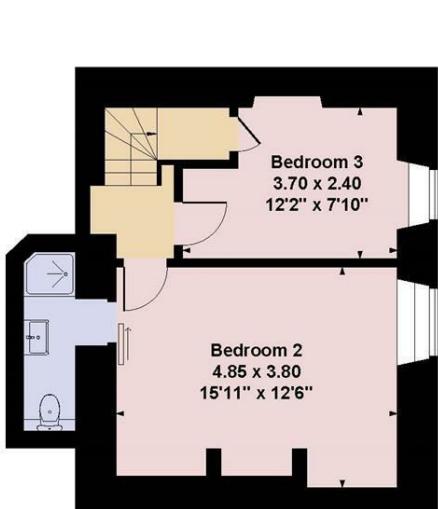




## Floor Plans

### 35A High St, Bruton, BA10 0AH

Approximate Gross Internal Area  
Main House = 101 sq m (1092 sq ft)



Ground Floor



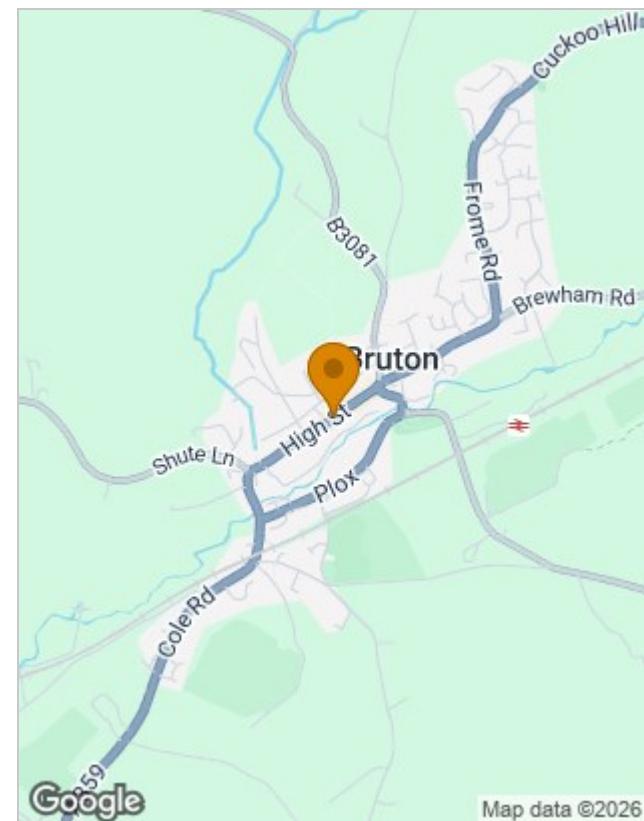
First Floor



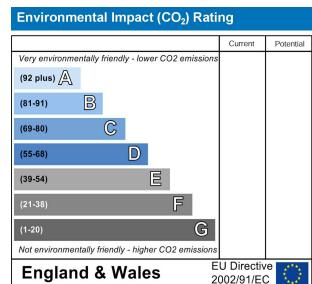
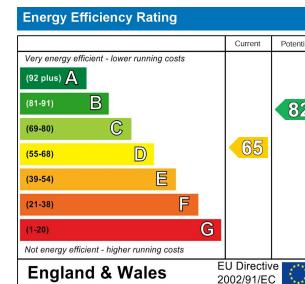
Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purpose only and should be used as such by any prospective purchaser.  
[www.meyerenergy.co.uk](http://www.meyerenergy.co.uk)

## Location Map



## Energy Performance Graph



## Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.