

# LODESTONE



*Church View, 10 Patwell Street, Bruton*





Church View, 10 Patwell Street, Bruton

BA10 0EQ

Guide Price: £275,000

2

Bedrooms

1

Bathroom

1

Reception

## PROPERTY FEATURES

- Central Bruton location
- Period property
- Attractive views
- Walking distance to train station



Located in the popular town of Bruton, this charming mid-terrace cottage enjoys delightful views towards St Mary's Church and is conveniently positioned within easy reach of Bruton High Street, renowned for its boutique shops, cafés, restaurants, and pubs.

The current owner has created an idyllic and welcoming home, which has been successfully operated as an Airbnb and could continue as such, or alternatively serve as an ideal pied-à-terre.

The front door opens into an open-plan sitting and dining room, featuring a fireplace which houses a log burner and a window seat beneath the front-facing window. To the rear of the property is a comprehensively fitted kitchenette, alongside the staircase leading to the first floor.

On the first floor, there is a beautifully appointed bedroom with attractive uninterrupted views over Church Bridge which passes over the River Brue to St Marys Church and a separate bathroom.

Stairs from the landing lead to a further room currently used as storage, which could be adapted to provide additional bedroom accommodation.

### Situation

Bruton is a popular town in the heart of the Somerset countryside. The town has several well-known restaurants, pubs and bars including "At the Chapel" and "The Roth Bar" at the world-renowned Hauser & Wirth Gallery.



The town also has a doctors' surgery, pharmacy, vet, post office, several mini supermarkets, fuel station and numerous independent shops. Mill on the Brue, an award-winning outdoor activity centre occupies 25 acres in the heart of Bruton.

### Schools

There are excellent local independent schools including King's School Bruton, Bruton School for Girls and also the state-owned boarding school, Sexey's. Bruton has its own primary school and in close proximity are Millfield, Hazlegrove and All Hallows prep schools. For further shopping and recreational activities, Bath, Bristol, Wells, Sherborne and Yeovil are all within an hour's drive.

### Transport

The A303 provides a direct route to London via the M3 and there is a mainline rail service from Bruton to London Paddington (approx 2 hours) and also the new train to Waterloo. Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

Directions Post Code: BA10 0DJ  
What.3.Words: vague.deprives.expanded

**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:** B

**Guide Price:** £275,000

**Tenure:** Freehold

### PART B

**Property Type:** Terraced

**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:** Street

### 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:** N/A

**Rights and Easements:** N/A

**Flood Risk:** Very low rivers/sea and surface water

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

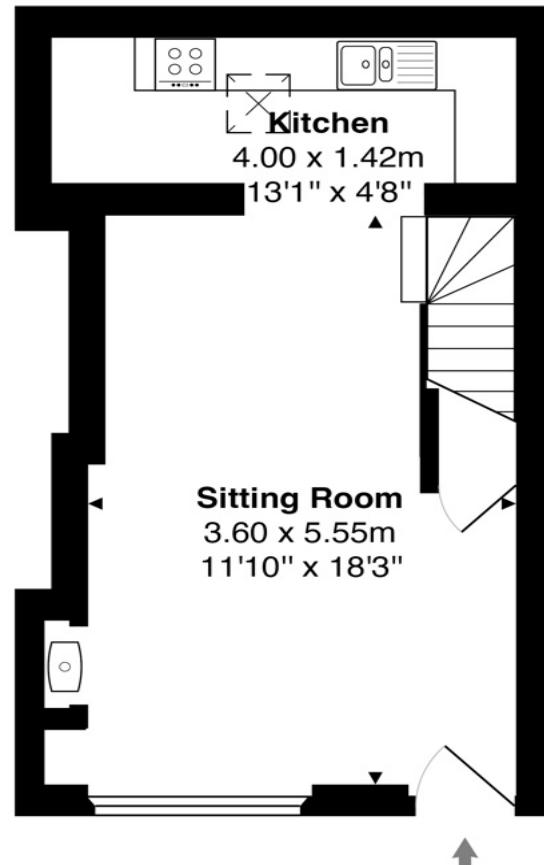
**Energy Performance Certificate:** D

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.

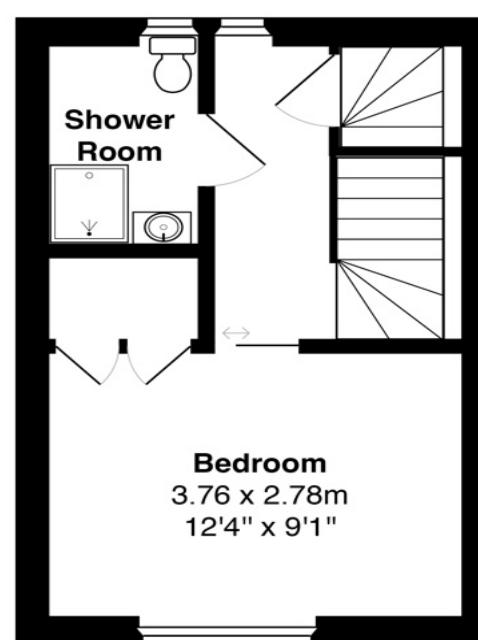
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



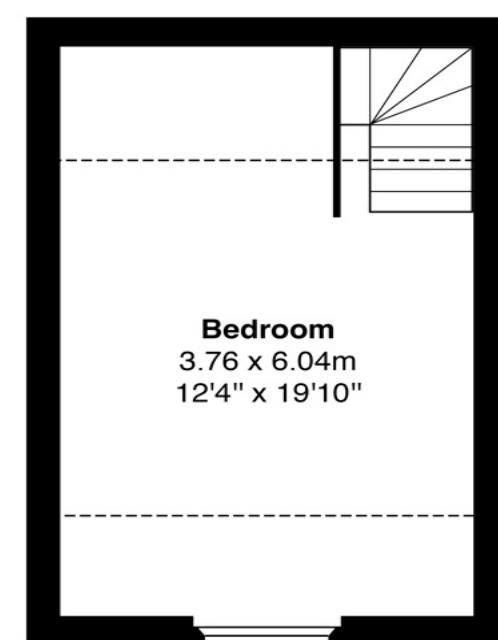
# Church View, 10 Patwell Street, Bruton



**Ground Floor**  
Area: 27.1 m<sup>2</sup> ... 292 ft<sup>2</sup>



**First Floor**  
Area: 23.0 m<sup>2</sup> ... 247 ft<sup>2</sup>



**Second Floor**  
Area: 22.9 m<sup>2</sup> ... 246 ft<sup>2</sup>

Approximate gross internal floor area of main building - 73 m<sup>2</sup> / 786 ft<sup>2</sup>

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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