



59 High Street, Bruton, Somerset, BA10 0AW

Guide Price £590,000 Freehold

COOPER  
AND  
TANNER







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## Description

A double-fronted and deceptively spacious Grade II Listed end of terrace house, conveniently situated in the heart of the sought-after town of Bruton. This superb property benefits from three reception rooms, three double bedrooms, allocated parking, a larger-than-average garage and a delightful tiered garden.

## Accommodation:

A stained glass, leaded light door to the front of the property opens into an entrance hall, which has a borrowed light to the sitting room and a door opening into the living room/study. The first of three reception rooms, offering a great deal of versatility and ideal for those who work from home, the living room/study has a secondary glazed sash window to the front, complete with wooden shutters. Adjoining, there is a finely proportioned sitting room, the main reception room in the property, which includes a central fireplace with an open fire, a marble mantel and hearth below. This room also has a sash window to the front, with shutters.

An inner hall incorporates the staircase to the first floor accommodation, has a shelved alcove, and gives access into a downstairs WC. At the rear of this attractive period home is a generous, dual-aspect kitchen/breakfast room, fitted with a range of matching wooden fronted floor and wall unit. Within the kitchen, there is an integrated electric oven with a gas hob, and space for an under-the-counter fridge, freezer and washing machine. Furthermore, the kitchen houses a floor standing boiler for the gas-fired central heating, includes a small breakfast bar and has two doors; one to the dining room,

and the other leading outside to the garden behind. The dining room is a comfortable reception room with a part vaulted ceiling, which can accommodate a table and chairs and includes two under stairs cupboards to one side. At the other end of the room, there is an intriguing alcove providing storage, or which can be made into an interesting feature. Above, there is a timber framed window to the side, with a stained glass (in part) panel window above, allowing in plenty of natural light.

On the first floor, a good size landing area with a window to the rear and a fixed skylight above, offers space for an office area, if desired. The landing has a stripped wood floor, which is continued throughout the first floor rooms, and includes a built-in airing cupboard. There are three bedrooms, all of which are doubles and one with a built-in wardrobe. Noted as Bedroom 1 on the floorplan is a superb dual-aspect room with a feature fireplace and an enclosed staircase leading up to two very useful attic rooms, currently utilised as a study/relaxing space (one with a window to the front). Completing the first floor accommodation is the family bathroom, which is fitted with a white suite comprising a panelled bath with an electric shower over and tiling around, a low level WC and a pedestal wash hand basin.

















## Outside

At the rear of the property is a wonderful garden, which is tiered into three sections. The lower part of the garden is an enclosed courtyard, adjoining the kitchen and benefitting from an outside tap and gated side access leading directly out onto St. Catherine's Hill. Stone steps then lead up to the middle of the garden, which has a superb patio seating area, established planted borders, a fig tree, access to under cover garden storage areas and a pond. This section of the garden has outdoor lighting and offers the perfect spot for al fresco dining. The steps then continue on one side up to the largest piece of ground, which is enclosed to all sides by walling and mature shrubs - also with a pond.

A side pedestrian gate then opens out to a shared parking area, entered via Higher Backway, where the property has one allocated space plus an area we understand to be designated for a visitor. In addition to the parking, the property includes an excellent detached garage (6.12m x 3.81m) which has an 'up and over' door, a pitched roof, light, power, and a window to the side.

## Location

The small and ancient Somerset town of Bruton is nestled in the foothills of the Brue Valley and is now considered one of the most fashionable places to live in the UK, hosting numerous celebrities and a world class art gallery 'Hauser and Wirth', as

well as numerous fine-dining options including Roth Bar & Grill, At The Chapel, Osip Restaurant and Matt's Kitchen. The town has retained a charming character over centuries of changes from pre-Doomsday to the present and is steeped in history. Bruton has a range of facilities including convenience stores, a petrol station, a Post Office, a doctor's surgery, a vet, a library, pubs and a mainline train station. Bruton is home to a highly regarded independent school, King's School Bruton as well as a state-owned boarding school – Sexey's. In addition, the town has its own primary school and pre-schools/nursery. The Newt in Somerset, a magnificent hotel, restaurant and country estate with exceptional woodland and gardens, is located on the outskirts of Bruton and the property benefits from being in the catchment for half price membership. Charlton House Hotel with restaurant and spa (Shepton Mallet) and Babington House, the renowned private members country club (part of Soho House) are both within easy reach by car.

## Directions

From Castle Cary, proceed out of town on the A371 signposted Wincanton. At Grove Cross, turn left onto the A359 towards Bruton. On entering Bruton continue past Sexey's School and continue down the hill into the town. Following the road around into the High Street and the property can be found further along on the left hand side opposite Sexey's Hospital.



### Local Information Bruton

**Local Council:** Somerset Council

**Council Tax Band:** Band D

**Heating:** Gas-fired central heating

**Services:** Mains electricity, water and drainage are all connected.

**Tenure:** Freehold



### Motorway Links

- M5/M4
- A303/M3



### Train Links

- Castle Cary & Bruton
- Yeovil and Templecombe



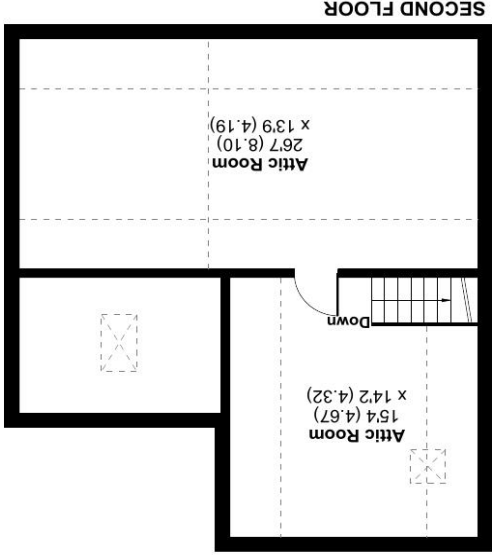
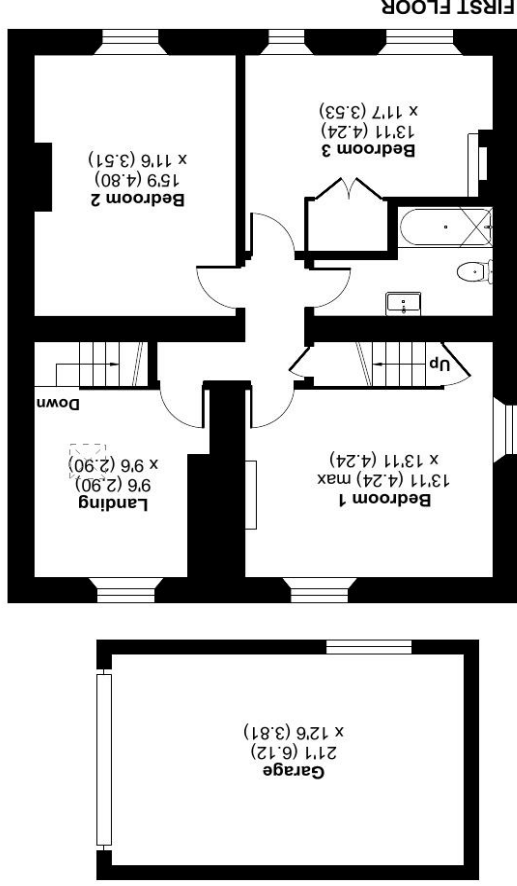
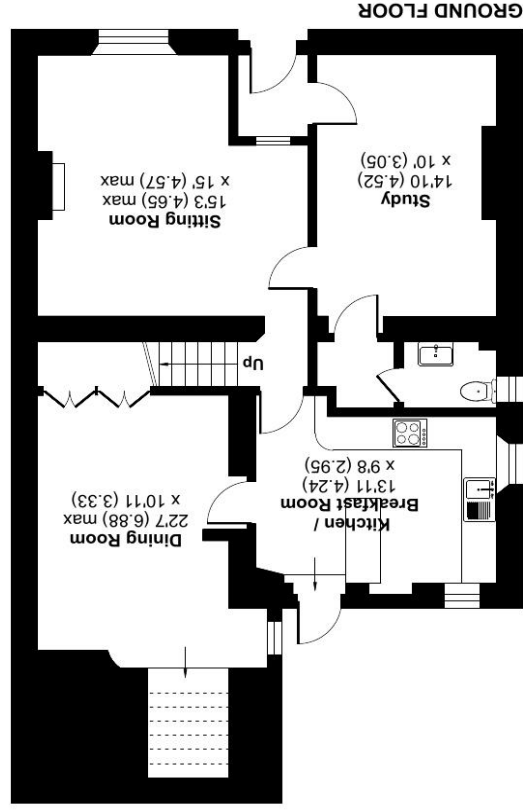
### Nearest Schools

- Bruton (Primary)
- Bruton, Wincanton & Ansford (Secondary)

# High Street, Bruton, BA10

Approximate Area = 2213 sq ft / 205.5 sq m  
 Limited Use Area(s) = 242 sq ft / 22.4 sq m  
 Garage = 251 sq ft / 23.3 sq m  
 Total = 2706 sq ft / 251.3 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhtecom 2023. Produced for Cooper and Tanner. REF: 989472

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