



**HAMBLETON**  
ESTATE AGENTS

**THE OLD BAKERY  
6 PITCOMBE  
BRUTON  
BA10 0PQ**



**£400,000**

# THE OLD BAKERY, 6 PITCOMBE, BRUTON, BA10 0PQ

The Old Bakery is a delightful attached period cottage brimming with immense charm and character, situated in the rural village of Pitcombe, just outside Bruton.

A stable front door opens into a welcoming kitchen/diner featuring an impressive inglenook fireplace with a wood burning stove and bread oven providing a warm and cosy atmosphere. The room is full of rustic character combining functionality with country charm. To the side of the inglenook, a door opens to a lovely sitting room with an attractive natural stone fireplace with a wood burning stove. Off the sitting room, there is a light and airy study ideal for home working or quiet reading. Completing the ground floor accommodation is a light filled garden room, and the convenience of a downstairs cloakroom.

Upstairs, you will find a family bathroom and two characterful bedrooms enjoying garden and rural hilltop views.

Outside, the garden is a true highlight of the property enjoying a sunny aspect and the River Pitt running alongside the rear boundary. From the garden room, a block brick pathway leads to a pleasant seating area being ideal for alfresco dining and entertaining. The pathway extends past raised flower beds to a lawned area enclosed by a natural stone wall and timber fencing. A trellis arch gives access to a wildlife garden with stepping stones leading down to the river.

In summary, this exceptional cottage offers an enchanting blend of period charm, character features, and versatile living spaces, all set within a delightful garden.

## ACCOMMODATION IN DETAIL

A stable door opens to:

**KITCHEN/DINER:** 17'9" (narrowing to 12'8") x 12'5" A delightful room with deep inglenook fireplace with wood burning stove (installed 2022) and bread oven. Butler style sink, solid wood draining board with work surface to one side, fitted wall, base and drawer units, recess for electric oven, quarry tiled floor, storage heater, exposed ceiling beams, utility cupboard with plumbing for washing machine, space for a large table ideal for family meals and entertaining, painted wood panelling to dado height, fitted shelving, doors to garden room and sitting room and window to rear aspect.

**SITTING ROOM:** 12'6" (narrowing to 10') x 10'8" A cosy sitting room featuring a natural stone fireplace and wood burning stove, fitted fireside cupboards, double glazed window to rear aspect with window seat, painted wood panelling to dado height, display alcove and concealed door with fitted shelving.

**STUDY:** 9' x 7'3" Dual aspect windows, fitted shelving, exposed stonework and electric heater.

**GARDEN ROOM:** 10' x 7' Exposed stonework, brick flooring, light and power, doors to cloakroom and rear garden.

**CLOAKROOM:** Low level WC, wash hand basin and fitted shelving.

From the kitchen door to staircase leading to first floor.

## FIRST FLOOR

**LANDING:** Original window to front aspect, smooth plastered ceiling with downlighters and storage heater.

**BEDROOM 1:** 11'1" x 10'6" (excluding recess) Double glazed window to rear aspect enjoying an outlook over the rear garden and smooth plastered ceiling with hatch to loft.

**BEDROOM 2:** 10'2" x 9'3" Double glazed window to rear aspect also with views over the garden, and smooth plastered ceiling.

**BATHROOM:** A spacious bathroom with shaped shower bath, electric shower, pedestal wash hand basin, low level WC, tiled to splash prone areas, double glazed window to rear aspect, electric heated towel rail, airing cupboard housing hot water tank and shelving for linen, hatch to insulated and boarded loft with ladder and light.

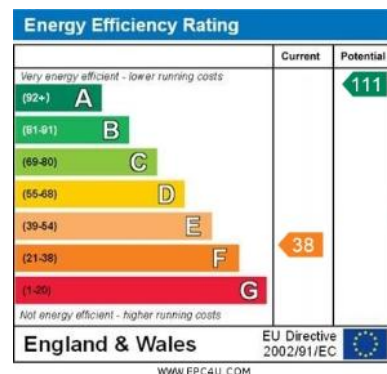
**LOCATION:** The Old Bakery is located on the outskirts of Bruton in the favoured village of Pitcombe, enjoying rural countryside yet within easy access of the town centre. Bruton is a small ancient South Somerset town nestling in the foothills of Brue Valley surrounded by unspoilt countryside. The town has retained great charm over the years with many interesting and historical buildings which defines its character. The main industries are agriculture and education with three schools in Bruton. King's School, founded in 1519, Sexey's School and a primary school. Bruton has many thriving groups and societies including a Festival of Arts, Horticultural Show, musical and theatrical productions. It is also now well known by the establishment of the renowned Hauser & Wirth Art Gallery and Mill on the Brue Outdoor Activity Centre. The town has a small range of shops, public houses and restaurants including the award winning 'At the Chapel'. Further local attractions include the National Trust Stourhead House and gardens and The Newt gardens and spa hotel. There are many other charming towns nearby which together offer a wide range of shopping, cultural and sporting activities. These include Castle Cary, Wincanton, Sherborne, Shaftesbury and Wells with Bath, Bristol and Salisbury all being in easy reach. Communications are good with a small rail station in Bruton and mainline services at Castle Cary (Paddington) and Sherborne (Waterloo). The A303 a few miles south is the road link to London and Bristol international airport is well within an hours drive.

**SERVICES:** Mains water, electricity, mains drainage and telephone all subject to the usual utility regulations.

**COUNCIL TAX BAND:** B

**TENURE:** Freehold

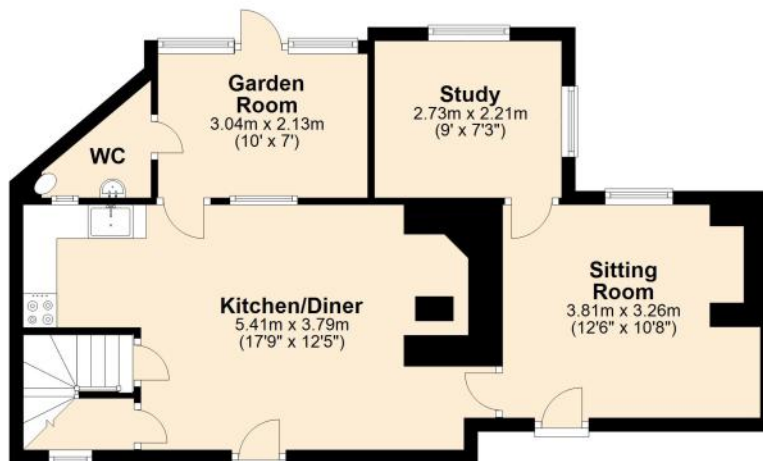
**VIEWING:** Strictly by appointment through the agents.





### Ground Floor

Approx. 53.4 sq. metres (575.2 sq. feet)



### First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



Total area: approx. 91.4 sq. metres (984.1 sq. feet)





# HAMBLETON

ESTATE AGENTS



**Important Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

