



HAMBLETON
ESTATE AGENTS

DENHAMS
BRUTON
BA10 0DW



£900,000

Denhams, Higher Backway, Bruton, Somerset, BA10 0DW.

A wonderful and rare opportunity to purchase a characterful former cart house together with a delightful duck pond (off Mill Dam) set within 1.7 acres of agricultural land.

Built in 1888, this former cart house has been recently renovated and extended into an outstanding home in an Arts & Craft style. The property is conveniently set back behind Bruton High Street close to local amenities. You are welcomed into a spacious entrance hall with limestone flooring full of fossil detail which extends throughout the ground floor. To your left there is a spacious snug/fourth bedroom with a number of potential uses including a home office. The kitchen has been fitted with an excellent range of shaker style units with integrated appliances and silestone quartz work surface. The living room is a particular feature having been extended with a double sided wood burner as its centrepiece. French doors open to a delightful sunny aspect terrace enjoying views over the town, Dovecote and distant countryside. Moving upstairs, there is a family bathroom and three bedrooms with the master bedroom being of a generous size.

The rear garden is divided into two sections, one part being lawn and flower beds the other being laid out with fruit trees and vegetables. There is a potting shed, workshop and log store, all newly built. Artifacts found in the garden indicate people have been living here since Roman times.

The house comes with 1.7 acres of agricultural land situated just a short stroll from the property. It is difficult to imagine a more idyllic setting to spend time with family and friends enjoying the ducks paddling in the large mill pond, and strolling through the orchard with over eighty trees, mainly traditional Somerset cider and dessert apples including varieties such as Slack-ma-Girdle, Fair Maid of Taunton and Beauty of Bath. Areas of the land have been set aside for wildlife and all the land has been chemical/pesticide free for over eleven years. A large corrugated iron Nissen Hut (42' x 24') reportedly de-commissioned from Salisbury Plain after WWII has been extensively renovated. The space is light and airy, currently used for storage and as a workshop, and could be adapted for a variety of uses. It has in the past housed animals. There is parking just before the Nissen hut on the right.

The Old Mill Pond was used for duck keeping, but has for the past ten years been dedicated to nature, with resident wild ducks and moor hens. There is flowing water through the pond from Coombe Brook.

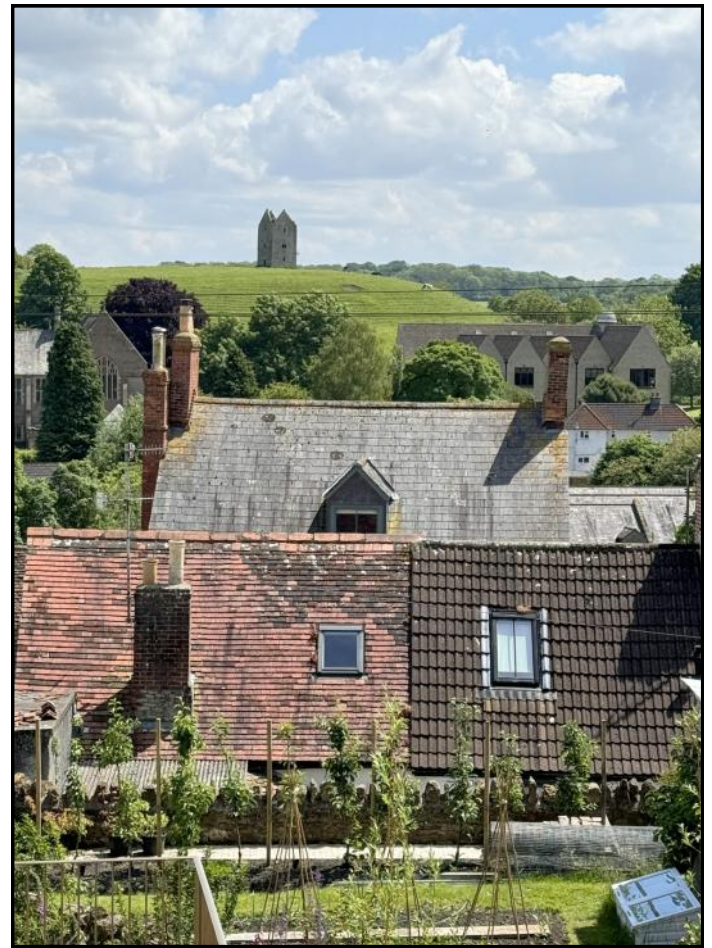
LOCATION: Bruton is a small ancient South Somerset town nestling in the foothills of Brue Valley surrounded by unspoilt countryside. The town has retained great charm over the years with many interesting and historical buildings which defines its character. The main industries are agriculture and education with four schools in Bruton. King's School, founded in 1519, Bruton School for Girls, 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 and a range of 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, drainage and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: D

TENURE: Freehold

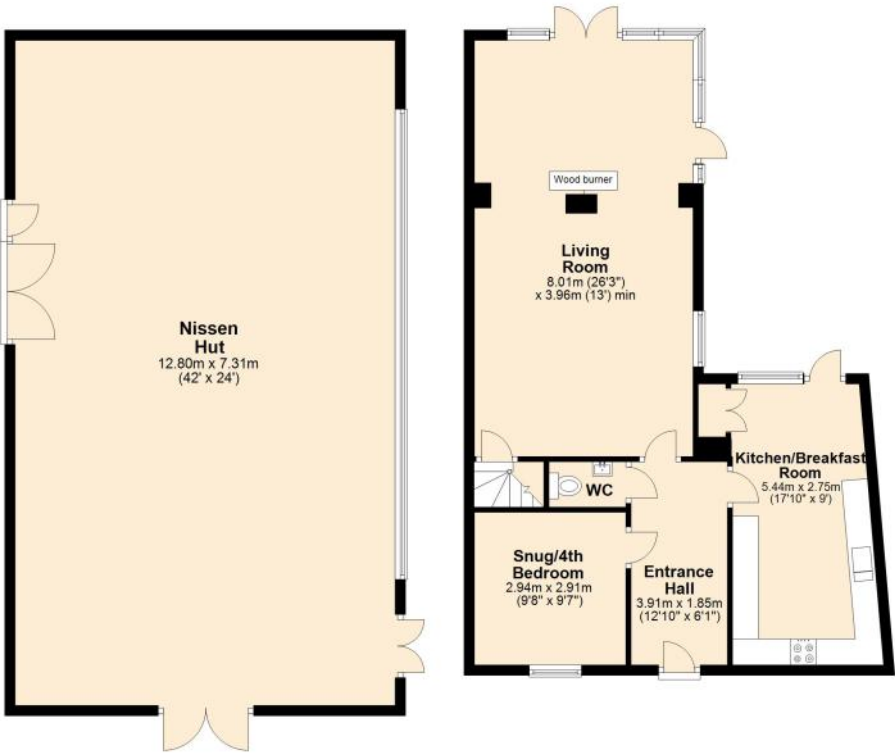
VIEWING: Strictly by appointment through the agents.



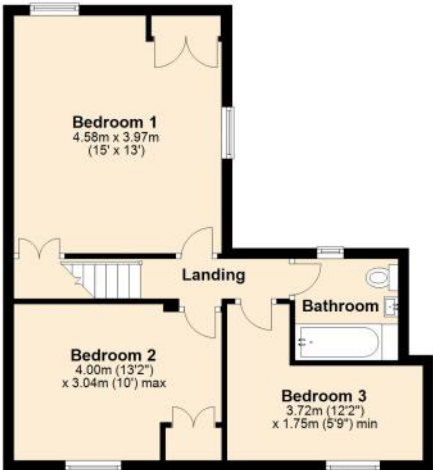


Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	A	84		
(81-91)				
(69-80)				
(55-68)				
(39-54)	59			
(21-38)				
(1-20)				
Not energy efficient - higher running costs				
England & Wales				
EU Directive 2002/91/EC				

Ground Floor
Approx. 69.1 sq. metres (744.2 sq. feet)



First Floor
Approx. 48.4 sq. metres (520.5 sq. feet)



Total area: approx. 117.5 sq. metres (1264.6 sq. feet)





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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.

