



HAMBLEDON

ESTATE AGENTS

1 MILL LANE BRUTON BA10 0AT



£385,000

◆ ATTRACTIVE GRADE II LISTED COTTAGE

◆ FULL OF CHARM & CHARACTER FEATURES ◆ THREE BEDROOMS

◆ SITTING ROOM WITH WOOD BURNING STOVE ◆ GAS CENTRAL HEATING

◆ MODERN FITTED KITCHEN/DINER ◆ COURTYARD STYLE GARDEN

◆ FLAGSTONE FLOORS & WINDOW SEATS ◆ NO FORWARD CHAIN

1 Mill Lane, Bruton, Somerset, BA10 0AT.

An attractive Grade II Listed attached natural stone cottage situated in the heart of Bruton, just a short walk from the High Street amenities. This delightful cottage is full of charm and character and enjoys a number of features including flagstone floors, window seats and exposed timbers.

An enclosed entrance porch opens to a cosy and tastefully presented living room featuring a wood burning stove as its centrepiece. An exposed beam, window seat and uplighters create a welcoming and warm ambiance to the room. A door leads through to a spacious kitchen/diner fitted with a range of stylish units blending modern day living with original features.

Moving upstairs, there is a family bathroom and three bedrooms one of which has a built-in wardrobe.

Stepping outside, there is a courtyard style cottage garden just a few steps away butting onto the end of the property.

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 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 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.

ACCOMMODATION

Front door to:

ENTRANCE LOBBY: Gas meter, flagstone floor, coat hooks and door to:

LIVING ROOM: 14'2" x 11'3" Exposed ceiling beam, Victorian style radiator, woodburning stove with beamed mantle, flagstone floor, window seat, two wall light points, understairs cupboard, window to front aspect and door to:

KITCHEN/DINER: 14'3" x 11' Inset 1¼ bowl single drainer sink unit with cupboard below, further range of

matching wall, drawer and base units with woodblock work surface over, gas cooker point, cupboard housing electric meter, fireplace, Victorian style radiator, window seat, flagstone floor, built-in cupboard, space and plumbing for washing machine and tumble dryer, window to front aspect and door to front.

From the sitting room a door gives access to a staircase leading to the first floor.

FIRST FLOOR

LANDING: Window seat with window to rear aspect, hatch to loft, cupboard housing Baxi gas boiler supplying domestic hot water and radiators.

BEDROOM 1: 9' x 8'7" Radiator and window to front aspect.

BEDROOM 2: 11'5" x 5'5" Radiator and dual aspect windows to front and side aspects.

BEDROOM 3: 8'4" x 7'10" (max) Radiator, window to front aspect, built-in wardrobe and window seat.

BATHROOM: White suite comprising bath with Triton T70 shower over, pedestal wash hand basin, low level WC, radiator and tiled to splash prone areas.

OUTSIDE

There is a courtyard style garden being mainly paved, ideal for pots and tubs.

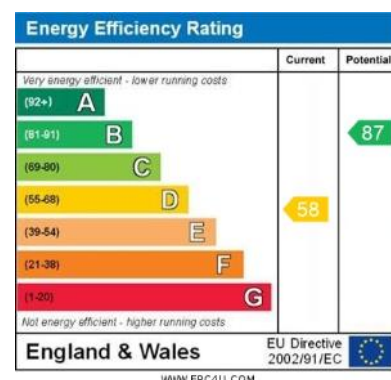
DIRECTIONS: Upon entering Bruton from the direction of Wincanton proceed onto the one way system. Continue past King's Bruton school and at the T-junction turn right. After passing the petrol station bear to the right and then turn right opposite Truffles into Mill Lane. The property is first on the right.

SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

TENURE: Freehold

COUNCIL TAX BAND: C

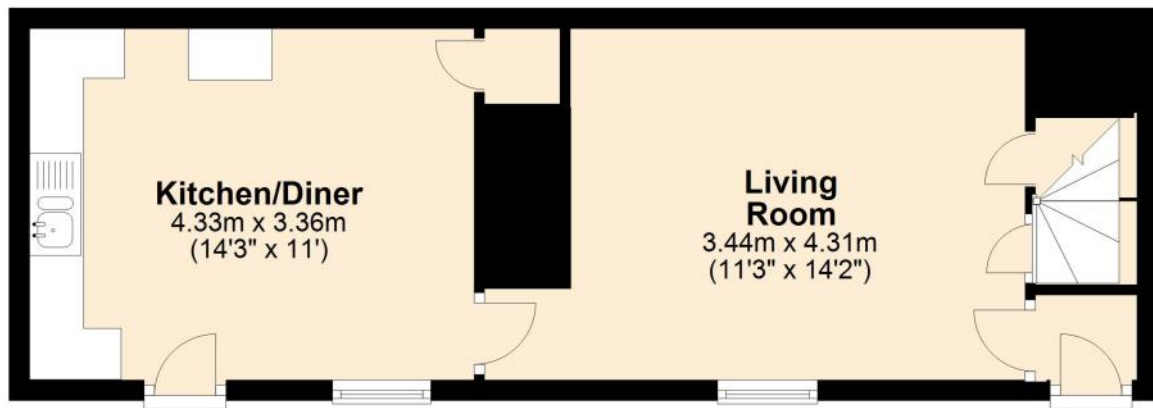
VIEWING: Strictly by appointment through the agents.





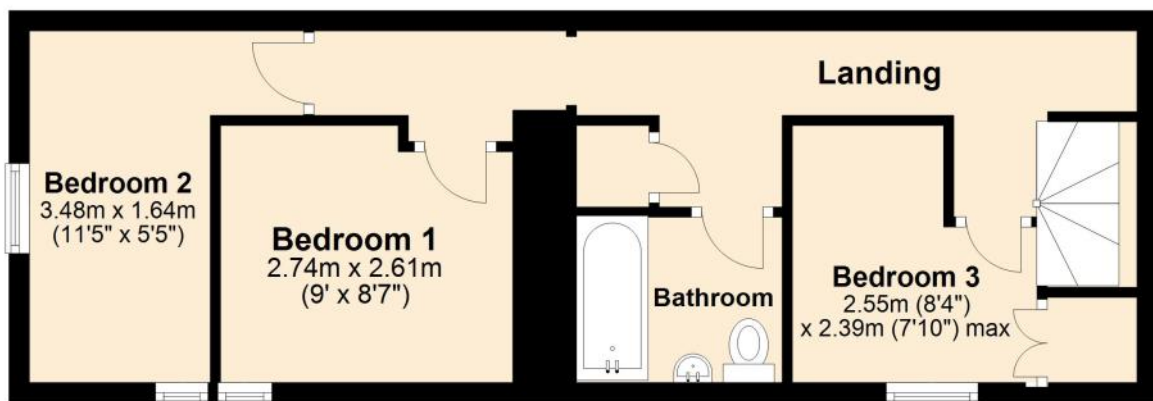
Ground Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



Total area: approx. 74.3 sq. metres (800.0 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. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

