

# LODESTONE

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Bruton Branch

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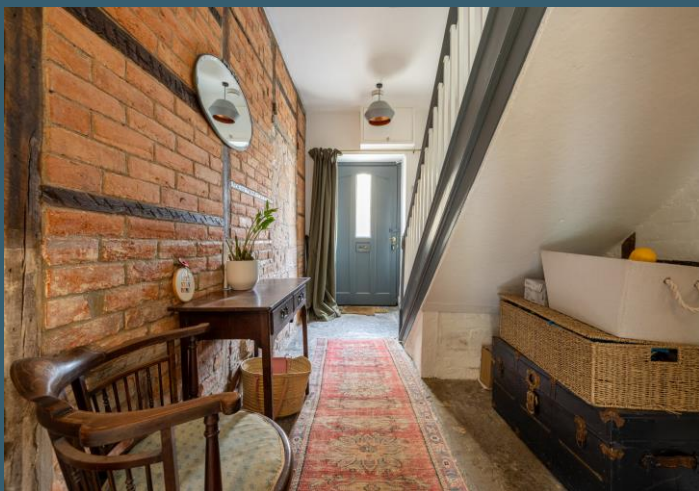
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## 7

Bruton BA10 0EP

- Stylish period property in central Bruton
- Original features
- Open plan kitchen diner
- Three bedrms
- Enclosed rear garden
- Garden studio
- Off road gated parking lot two vehicles
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7 Coombe Street is a delightful period house, carefully modernised with a fresh, stylish interior and a pretty enclosed garden. Situated just a stones throw from Bruton high street, this property has many lovely period features and makes a wonderful family home.

The front door opens into the entrance hall with exposed brick and timber wall and flagstone floor. Stairs lead up to the first floor and a door to the left opens into the sitting room. The flagstone floor continues from the hallway into the sitting room which has a brick and stone fireplace surrounding a wood burning stove giving this room a real cosy feel, the window faces the street and has wooden shutters. There is a modern kitchen opening into the dining area with a wonderful vaulted ceiling. The dining area has double doors that open out into the garden. Also situated on the ground floor is a utility room, downstairs toilet and an outside studio which can be accessed from the house via a lobby.

On the first floor there is a bedroom and good size stylish bathroom with roll top bath and a separate shower cubicle, stairs lead from the landing up to the second floor where there are two further bedrooms.

#### Outside

Outside there is an enclosed private garden with paved and gravel seating areas, raised beds and a section of lawn. The house has been designed to make the most of the garden with double doors leading out to the garden from the dining area, studio and adjoining lobby. 7 Coombe Street benefits from gated off street parking for two vehicles.

Agents Note: There is a flying freehold over the adjoining property.





## 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, plus "Osip" which is run by a Michelin starred chef and the next door "Old Pharmacy" fabulous tapas bar. The town also has a doctors surgery, pharmacy, vet, post office, several mini supermarkets, fuel station and numerous independent shops. Bruton is only 10 minute-drive from the very pretty town of Castle Cary which has a mainline railway station and the renowned hotel and restaurant The Newt (<https://thenewtinsomerset.com/>). The small market town lies in the heart of the Somerset countryside. It has many independent businesses including shops, boutiques and galleries and at the weekly Tuesday market local producers gather to sell their wares including organic vegetables, artisan bread, cheese, meats and fish. New restaurants have recently opened as well as a wonderful delicatessen and independent wine shop. Other amenities include nursery, primary and secondary schools, health centre, dental practice, library, bank, post office, grocery stores, butcher, newsagent, chemist, pubs, restaurants and and tea shops. Large supermarkets are located in Wincanton and Shepton Mallet which are both a short drive away. Gillingham (approx 20 mins away) has a Waitrose as does Sherborne (30 mins away). For further shopping and recreational activities, Bath, Bristol, Wells and Yeovil are all within about an hour's drive. The A303 (6 miles) provides a direct route to London via the M3 and there is a mainline rail service from Bruton/Castle Cary to London Paddington (approx. 2 hours) and also the new train to Waterloo (Bruton) . Airports in Bristol and Exeter offer connections within the UK, Europe and beyond.

## Services

Mains gas, electricity, water and drainage

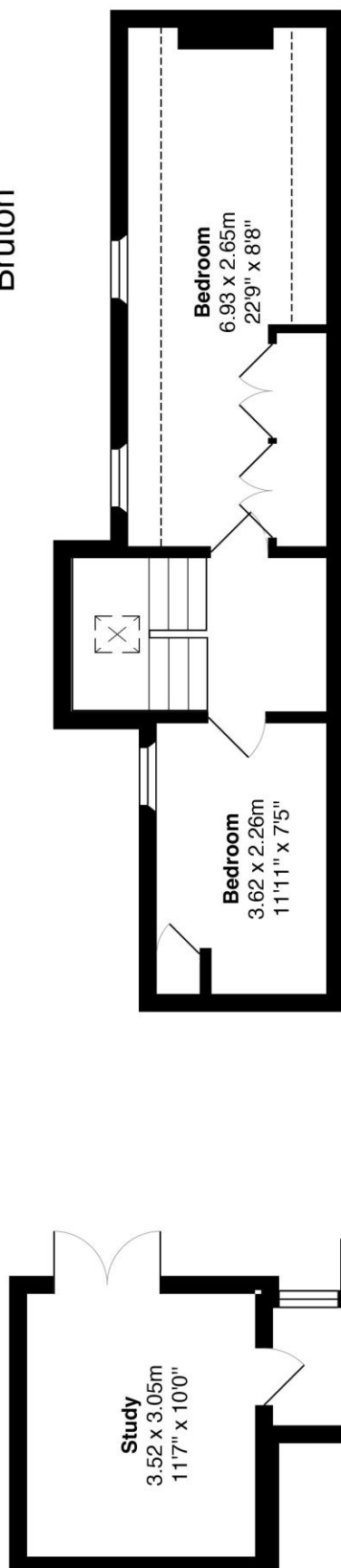
Council Tax Band: D

EPC Rating: E

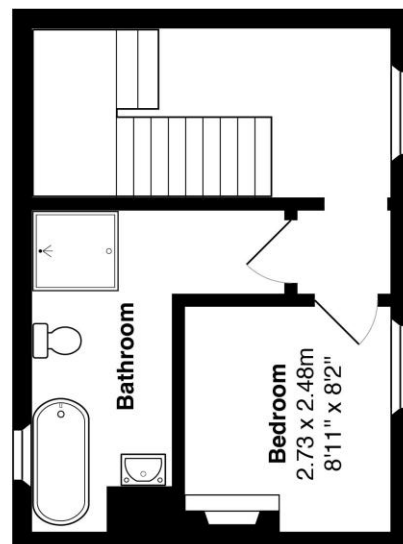
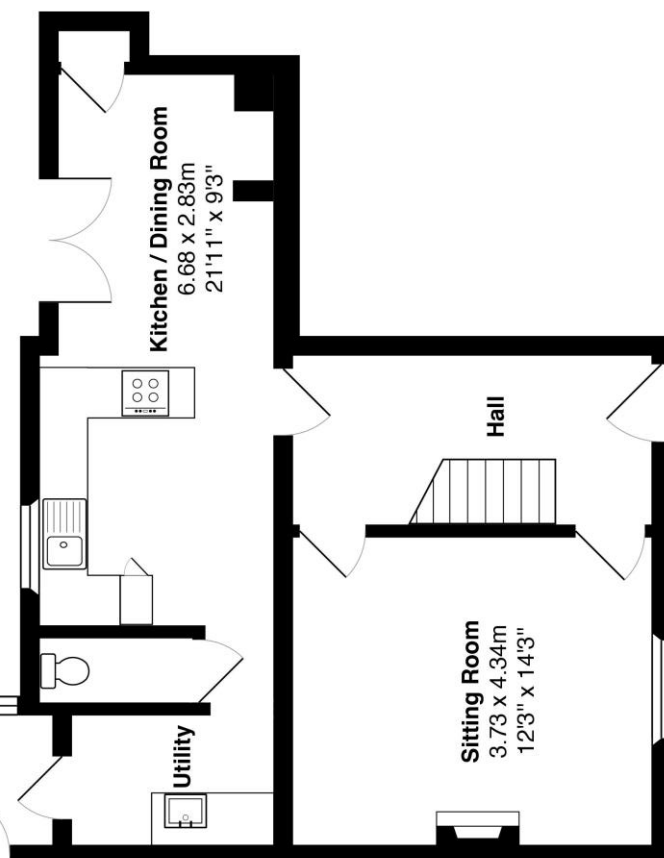
Local Authority : South Somerset



# 7 Coombe Street, Bruton



Approximate gross internal floor area of main building - 130.9 m<sup>2</sup> / 1,409 ft<sup>2</sup>



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