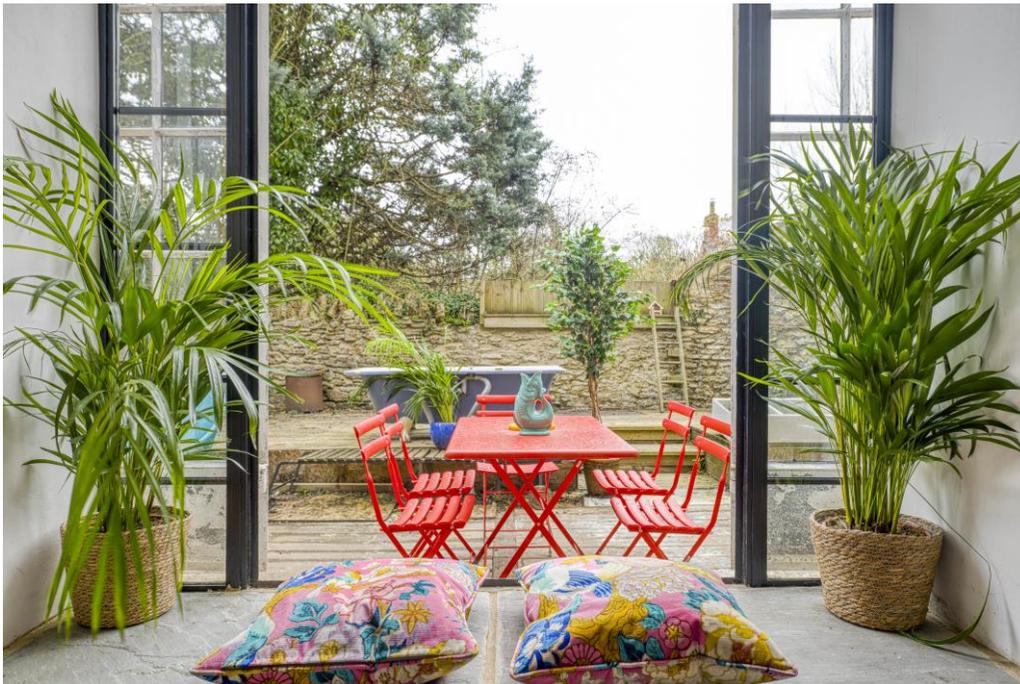


LODESTONE



Red Cross Hall, Bruton





Red Cross Hall,

BA10 0AJ

Guide Price: £875,000

6 
Bedrooms

3 
Bathrooms

4 
Receptions

PROPERTY FEATURES

- Unique converted former Red Cross Hall
- Prime High Street live/work opportunity
- Fully refurbished 5 years ago
- 3,300+ sq ft of versatile accommodation
- 19% commercial / 81% residential split
- Stunning open-plan kitchen/living space
- Six bedrooms
- Private sunny rear courtyard
- Central Bruton location





A unique, light-filled property which has been converted into a fabulous contemporary home. Red Cross Hall is a distinctive building set on Bruton High Street, thoughtfully restored and transformed into an exceptional live/work home.

Fully refurbished just five years ago, it retains the charm and character of its historic origins while offering the comfort, efficiency and finish of a beautifully modern home designed for contemporary living. The result is a light-filled and highly versatile property extending to over 3,300 sq ft, providing generous and flexible accommodation throughout. 19% of the property is designated commercial space with the remaining 81% being residential. The current owners have the front section of the property with the studio/foyer area and bedroom and bathroom above set up and operating as a successful short term holiday let. It has been previously used as a shop. With direct High Street access and excellent visibility, it is perfectly suited to retail, studio or holiday let use, but could also be incorporated into the main home to make this a 6 bedroom property.



At the heart of the home is the impressive open-plan kitchen, dining, living space, a wonderfully sociable and light-filled room with a central island providing seating, ample storage and a natural gathering point. There is space for a large dining table and relaxed seating area, making it ideal for entertaining or family life. A door opens directly onto the pretty walled courtyard garden. Double doors from the kitchen/dining room open to the sitting room with a further reception room leading off from this room which would be ideal as an office, snug or additional workspace.

Stairs from the entrance hallway lead up to the first floor where there are five well-proportioned and beautifully light bedrooms (one currently being used as a laundry room).





The generous principal suite has a free standing bath and en-suite shower room. There is also a stylish family bathroom.

A spiral staircase rises to the attic level where a fabulous additional room offers enormous flexibility, perfect as a children's den or simply invaluable additional storage. The attic floor in total provides three separate areas, enhancing the adaptability of the home.

Outside

To the rear, a private courtyard-style garden forms a secluded suntrap with the addition of an outdoor bath creating a wonderfully individual retreat. To the front, a substantial decked area provides an attractive approach and seating space.

Subject to the necessary permissions, this area may offer potential to be converted into private parking if desired. There are also parking bays located directly outside on the High Street, and useful side access runs from the front of the property through to the rear garden. The side passage also provides some handy storage for bikes or gardening equipment.

Situation

Red Cross Hall is set on Bruton High Street and within easy walking distance of the amenities the town has to offer. Bruton has an array of excellent restaurants along its High Street, including 'At the Chapel', 'The Old Pharmacy', 'Briar', and 'The Prickly Pear'.

On the town's outskirts, the renowned Hauser & Wirth Gallery hosts 'The Roth Bar' and the newly opened 'Da Costa', an Italian restaurant. For fine dining, the Michelin-starred 'Osip' is a short drive away. Bruton offers a range of amenities, including a doctor's surgery, pharmacy, vet, post office, mini-supermarkets, a fuel station, and independent shops. It's just a 10-minute drive to Castle Cary, which features a mainline railway station, the Creamery restaurant, and The Newt nearby.



Castle Cary itself is a charming market town with independent businesses, boutiques, and galleries. Every Tuesday, the local market showcases fresh, locally sourced produce such as organic vegetables, artisan bread, cheeses, meats, and fish. The town also offers a nursery, primary and secondary schools, a health centre, dental practice, library, bank, post office, butcher, newsagent, chemist, pubs, restaurants, 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.

Schools

Bruton has its own primary school, Bruton Primary School, and there are three pre-schools; Ladybirds, Sunny Hill Nursery and Community Kids Playgroup. For secondary schools there is King's School Bruton and the state owned boarding school - Sexey's.

Directions

Post code: BA10 0AJ

Viewing by appointment only

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: E

Guide Price: £875,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: On Street

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: 19% commercial / 81% residential split

Rights and Easements: N/A

Flood Risk: Low

Coastal Erosion Risk: N/A

Planning Permission: None

Accessibility/Adaptations: None

Coalfield Or Mining Area: N/A

Energy Performance Certificate: C

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.





Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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