

LODESTONE



Carn Brea, Sunny Hill





Carn Brea, Sunny Hill

BA10 0NW

Guide Price: £575,000

3

Bedrooms

1

Bathrooms

2

Receptions

PROPERTY FEATURES

- Elevated position
- On the outskirts of Bruton
- Attractive, mature garden
- Good off-street parking
- Garage



Built in 1983, Carn Brea is one of just three bungalows enjoying an elevated position on Sunny Hill, Pitcombe on the edge of Bruton.

Approached from the road via a tarmac driveway, the property offers generous parking to the front and side, together with access to the garage. Stepping inside, a welcoming central entrance hall provides access to the main living spaces and bedrooms. The sitting room, positioned at the front of the house, is a particularly comfortable and inviting space, centred around a fireplace and enhanced by dual-aspect windows that fill the room with natural light while offering views over the front garden and along the side of the property.

To the rear, the open-plan kitchen and dining room forms the heart of the home — a sociable and practical space with a breakfast bar, fitted units and integrated appliances. Sliding doors open directly onto the patio, creating an easy connection between inside and out and making the space ideal for everyday living as well as entertaining. A further door leads into the conservatory, a peaceful spot in which to relax and enjoy lovely views across the garden throughout the seasons as well, there is direct access to the garden.

The property provides three bedrooms, all served by a family bathroom. The principal bedroom is situated at the front of the house, while the second bedroom and a third single bedroom overlook the rear garden, offering quiet and private accommodation.

Gardens and Grounds

The gardens at Carn Brea are a particular highlight and clearly reflect the care and enthusiasm of the current owners. The front garden is mainly laid to lawn, creating an attractive setting on approach, while the rear garden has been thoughtfully designed to provide structure, colour and interest throughout the year. Well-tended flower beds and established planting create a delightful and peaceful outdoor space to enjoy in every season.



To the side of the property is a garage which also incorporates a useful workshop area, ideal for hobbies, storage or practical projects.

Situation

Bruton has an array of excellent restaurants along its High Street, including 'At the Chapel', 'The Old Pharmacy', 'Briar', and 'The Blue Ball'. 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.

Directions:

Post Code BA10 0NW

What.3.Words: ///vent.unions.polishing

Viewings 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: £575,000

Tenure: Freehold

PART B

Property Type: Bungalow

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: Off road

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: N/A

Rights and Easements: N/A

Flood Risk: Very low for seas, rivers and surface

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

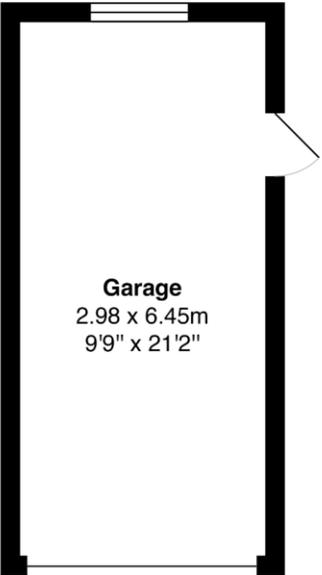
Coalfield Or Mining Area: N/A

Energy Performance Certificate: TBC

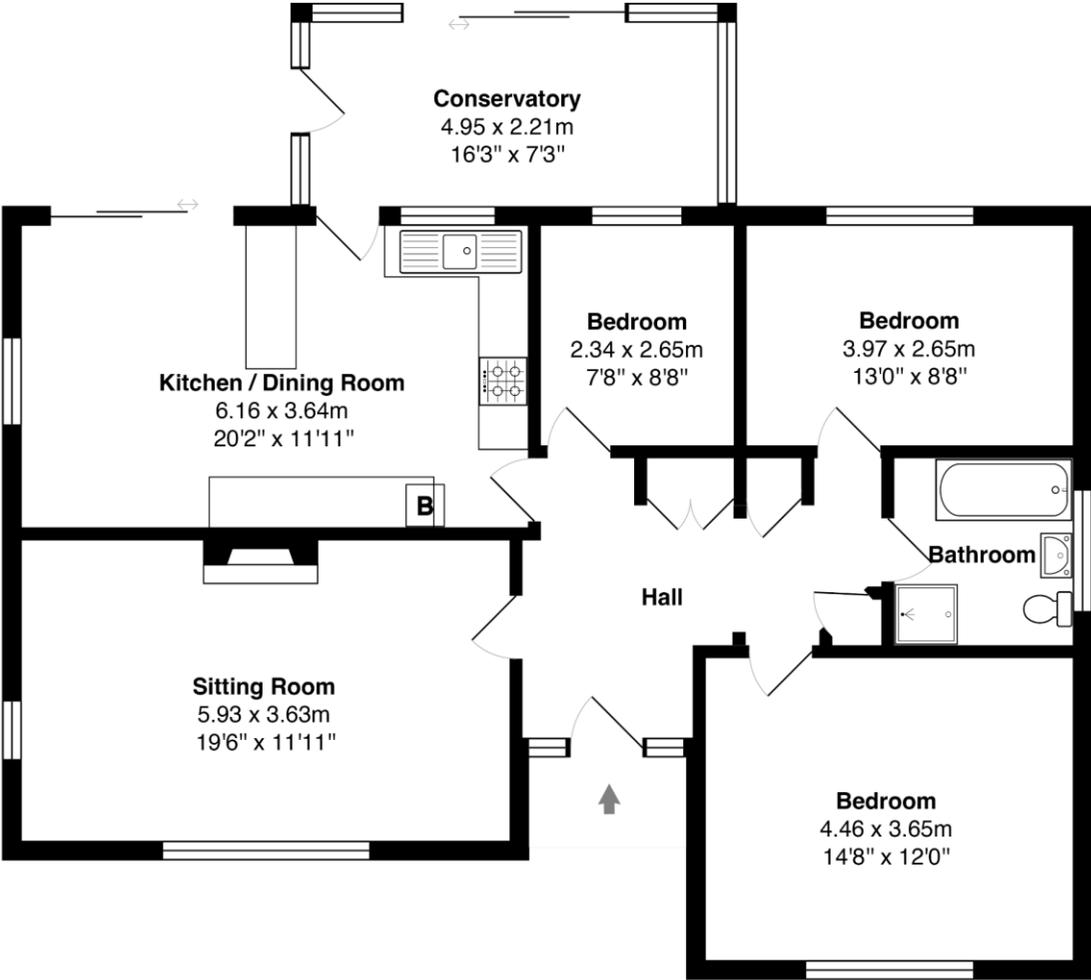
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot 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.

Carn Brea, Bruton



Area: 19.2 m² ... 207 ft²



Approximate gross internal floor area of main building - 110.7 m² / 1,191 ft²

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.

Bruton

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