

High Street
Bruton, Somerset, BA10 0AA



Number 16 High Street sits in the centre of vibrant Bruton. This beautifully renovated former silk merchant's house has three double bedrooms, one en-suite, an exquisite first floor sitting room, snug, and dining room opening on to the garden. There is parking and a garage. This property has a commercial aspect.

Guide Price £900,000

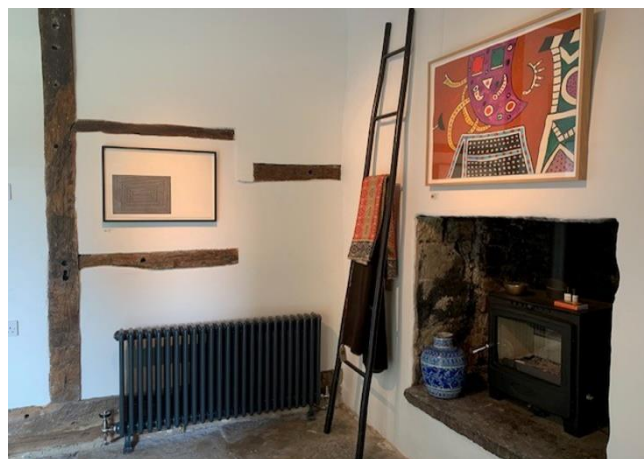
In the heart of the popular town of Bruton, minutes from restaurants, shops, schools, and the station this lovely house has been recently renovated by the present owner. The renovation, while sympathetic has left the house feeling modern and stylish. One ground floor room with a large window on the High Street is a commercial space, currently used as a gallery.



The front door leads to a hall with access to the right for the gallery, and left to a large room with a fireplace and door to the "snug". There are French doors to the garden from the hall. The snug has a wood burner and French doors to the garden and blue Lias flagstone floor. A little step-down leads into the second hall with the staircase and sea grass flooring which continues into the rectangular dining room. The dining has a door to the terrace, a window seat, and exposed original beams. A few steps down bring you to the kitchen with fitted units, flagstone floor and pretty windows overlooking the garden.



To the first floor is a light and airy spacious double bedroom with a bay window looking towards the Dovecote and a window seat. A family shower room, newly fitted, has half panelled walls and window to the garden. The landing brings you to the wonderful dual aspect sitting room that has exposed beams, wooden floorboards, a stone fireplace with a wood burner and sizeable window to the High Street.



There are two double bedrooms that access from the sitting room, one with an en-suite bathroom. There is a large attic with beautiful timbers. Throughout the house there are beautiful doors, exposed beams, and original floors.

The garden is south facing and has a generous terrace, mature planting and shallow steps to the parking and garage.

This is a rare opportunity to buy an iconic Bruton house dating back to the 16th century, not to be missed!

- Tenure: Freehold
- Council Tax Band: C
- Local Council: Somerset Council
- In a Conservation Area
- Listed Building: Grade II
- EPC: E
- Utilities and Similar: Mains water, mains drainage, mains electricity, and gas central heating
- No Onward Chain



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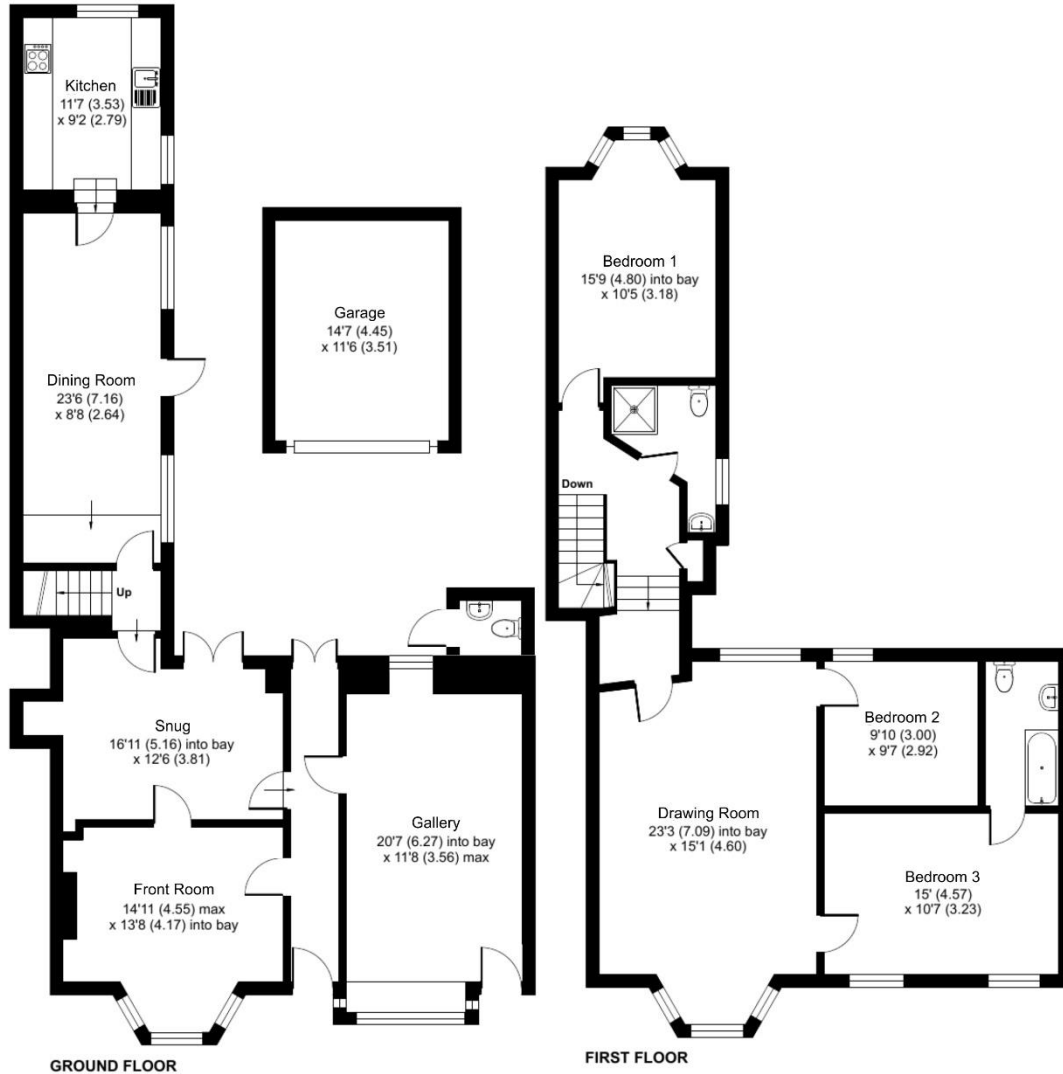
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Approximate Area = 2027 sq ft / 188.3 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 2195 sq ft / 203.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2023. Produced for Hunter French (Bruton) Ltd. REF: 1011111

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