

Street Lane

South Brewham, Bruton, Somerset, BA10 0JZ



An utterly charming, refurbished cottage with a modern twist situated in this highly sought after village location just minutes from Bruton.

Guide Price £800,000

Lilac Cottage is an utterly charming, detached period cottage situated in this highly sought after village location on the edge of Bruton.

As featured in '25 Beautiful Homes' magazine and transformed by the current owner from small cottage with dark, and what felt like, cramped rooms he collaborated closely with a local architect to renovate the property into a light and bright space complete with a two-storey glass extension – really bringing the glorious gardens outside into the home.

The façade of the cottage is quintessential – with a mature virginia creeper adorning the front complimented by box hedging. Enter the impressive sitting room which opens into the rear extension. There are fireplaces at both ends.

Walking through to the full height glass extension you are struck by how cleverly this property works. The garden is literally laid out in front of you! This room is currently used as the dining room, but the space is very flexible. There is an open tread staircase to the first-floor landing where there is a wonderful viewing gallery from which to enjoy a morning coffee.

Off the dining room there is a stylish fully fitted modern kitchen with fitted appliances – this overlooks the garden. From here there is a utility room and cloakroom with a WC and hand basin.



Upstairs the property has again been reconfigured and now offers three bedrooms – one ensuite, wet room and cloakroom with WC and hand basin.

The gardens of this distinctive home are really the jewel in the crown. Thoughtfully designed to bring the best of the south facing aspect and the wonderful open views to the rear. Elegant stone steps lead to the main garden which is lawned with a variety of trees and shrubs. There is the addition of a c.17' shepherds hut which has power, water, and the benefit of a pull-down double bed. There is also an outside kitchen and a terrace from which al fresco dining would be a must!

There is off-street parking for two cars.

- Tenure: Freehold
- Council Tax Band: F
- Local Council: Somerset Council
- In a Conservation Area
- EPC: E
- Utilities and Similar: Mains electricity, oil fired heating, water treatment plant, and EV charging point



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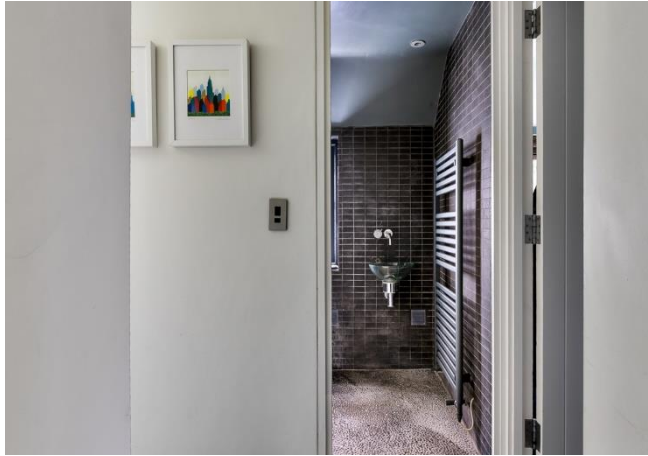
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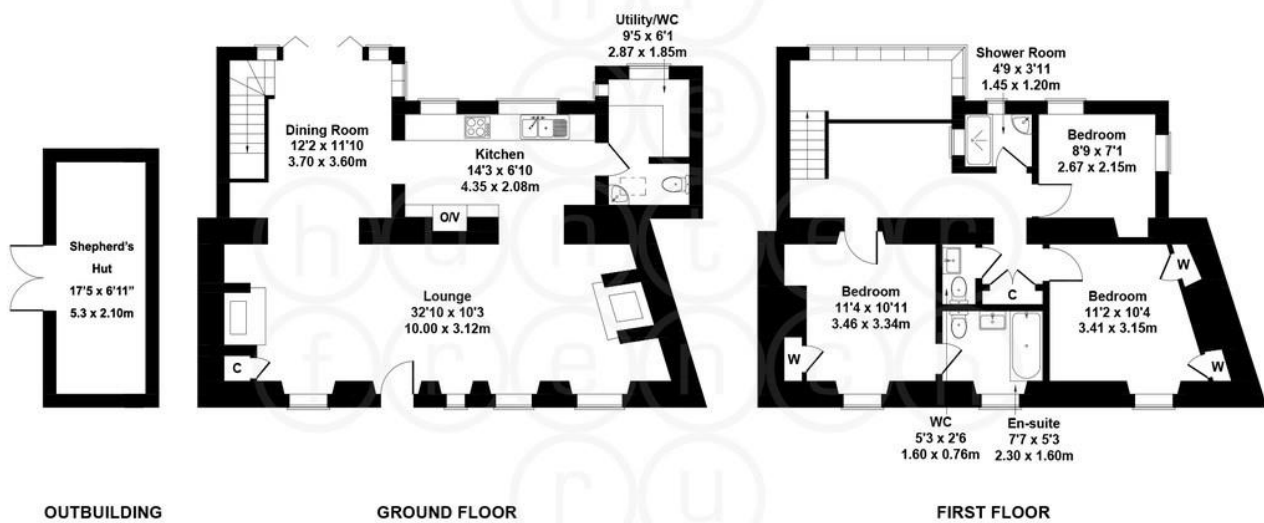
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Gross Internal Area approximately

Ground Floor : 743 sq ft - 69 sq m

First Floor : 678 sq ft - 63 sq m

Outbuilding : 120 sq ft - 11 sq m

Total : 1541 sq ft - 143 sq m

This plan produced for Hunter French is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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