



HAMBLETON
ESTATE AGENTS

WELL COTTAGE
BRUTON
BA10 0NG



£525,000

Well Cottage, Dropping Lane, Bruton, Somerset, BA10 0NG.

This is a wonderful opportunity to purchase an attached 17th-Century cottage brimming with immense charm and character, situated in a semi-rural position on the outskirts of Bruton. Originally part of a farmhouse and dairy, this stunning home sits in beautifully landscaped gardens approaching a third of an acre.

From the enclosed entrance porch, the front door opens into a welcoming sitting room, featuring an impressive inglenook fireplace with a wood-burning stove providing a warm and cosy atmosphere. The kitchen, full of rustic character, boasts a half-vaulted ceiling, bespoke fitted units, and a ceramic sink set into granite worktop, combining functionality with country charm. Adjacent to the kitchen, the dining room flows seamlessly into a light-filled conservatory, an ideal retreat to unwind after a busy day. A hallway leads to a versatile ground-floor bedroom, which is a real talking point featuring a sealed, glass-topped well set into the flagstone floor, complete with internal lighting to showcase this unique feature. Off the hallway, the ground floor accommodation is completed by a utility room and modern shower room.

Upstairs, you will find two further characterful bedrooms with exposed timbers, and a beautifully appointed family bathroom. This luxurious space includes a freestanding double ended bath and a separate walk-in shower.

Outside, the gardens are a true highlight of the property. To the rear, a paved seating area backed by natural stone walls leads to an attractive ornamental pond. Steps rise to a level lawn, complemented by a charming pergola, perfect for al fresco dining and entertaining. To the side, a further expanse of lawn with a raised flower border and pathway leads to a useful workshop and vegetable garden.

For practicality, the property benefits from extensive off-road parking, including space for several vehicles and the added convenience of a pull-in layby.

In summary, this exceptional cottage offers an enchanting blend of period charm, character features, and versatile living spaces, all set within stunning gardens.

ACCOMMODATION GROUND FLOOR

Composite front door with glazed insert and pull door bell to one side to:

ENCLOSED ENTRANCE PORCH: Flagstone floor, exposed stonework and solid wood front door to:

SITTING ROOM: 18' x 12'7" A delightful room featuring an inglenook fireplace with Bressumer beam, villager wood burning stove, flagstone hearth and display niches. Two double glazed windows with fitted shutters to front aspect, built-in dresser with display shelving, exposed ceiling beam, original window with stone mantle, wall light points, understairs cupboard, three radiators and door to:

DINING ROOM: 12'8" x 12'1" A characterful room conveniently placed adjacent to the kitchen and sitting room. Attractive fireplace with a Bell Portable range (not in use) with beam over, painted stonework, double glazed window to front aspect, radiator, double doors to conservatory.

KITCHEN: 23' x 6'11" A bespoke fitted kitchen comprising inset ceramic sink set into a granite work surface and drainer, range of base and drawer units topped with work surface, inset induction hob, reclaimed floorboards, half vaulted ceiling with velux style windows, double glazed window to rear aspect with an outlook over the rear garden, upstep area with flagstone floor, fitted unit and timber work surface with inset sink, fitted unit with extensive shelving, vertical radiator, loft storage, integrated fridge and stable door to rear garden.

CONSERVATORY: 18'1" x 9'6" A delightful addition to the property linking the dining room to the ground floor bedroom/study and utility area. Exposed stonework, double glazed windows and French doors to the garden and an opening to a lobby with double doors to the rear garden.

BEDROOM 3/STUDY: 9'6" x 8'8" A room full of character with

vaulted ceiling, flagstone floor with a well. Double glazed window to rear aspect, radiator, painted stonework and fitted shelf.

UTILITY ROOM: Space and plumbing for washing machine, cupboard housing oil fired boiler and water softener, coat hooks, space for tall fridge/freezer and door to:

SHOWER ROOM: Shower cubicle, low level WC, wash basin unit, electric heated towel rail, tiled to splash prone areas and double glazed window to front aspect.

From the sitting room turning staircase to first floor.

FIRST FLOOR

LANDING: Exposed timbers, radiator, fitted shelving, window to rear aspect, airing cupboard with radiator and slatted shelf.

BEDROOM 1: 13'3" x 10'2" A spacious double bedroom with exposed timbers, radiator, exposed painted stonework, double glazed window overlooking the garden, built-in double wardrobe and trap door down to dining room.

BEDROOM 2: 10'2" x 9'2" (narrowing to 7'2") Exposed timbers, double glazed window to front aspect, radiator, leaded light, internal window and natural stone fireplace.

BATH/SHOWER ROOM: A stylish suite comprising double ended free standing bath, shower cubicle, low level WC, fitted unit with table top washbasin, double glazed window to front aspect, exposed timbers and floorboards, smooth plastered ceiling with hatch to loft and heated towel rail with timer switch for summer use.

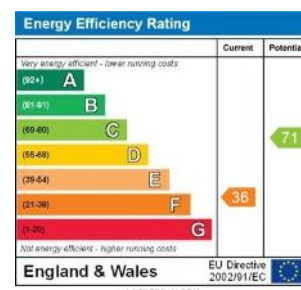
SERVICES: Mains water, electricity, shared private drainage, oil fired central heating, full fibre broadband via Wessex Internet (owners run 250Mb although there is potential for 600Mb) and BT telephone (currently disconnected) all subject to the usual utility regulations.

COUNCIL TAX BAND: C

TENURE: Freehold

LOCATION: Bruton is a small ancient South Somerset town nestling in the foothills of Brue Valley surrounded by unspoilt countryside. The town has retained great charm over the years with many interesting and historical buildings which defines its character. The main industries are agriculture and education with three schools in Bruton. King's School, founded in 1519, Sexey's School and a primary school. Bruton has many thriving groups and societies including a Festival of Arts, Horticultural Show, musical and theatrical productions. The renowned Hauser & Wirth Art Gallery can easily be reached from the cottage via a footpath. The town has a small range of shops and a range of public houses and restaurants including the award winning 'At the Chapel'. Further local attractions include the National Trust Stourhead House and gardens and The Newt gardens and spa hotel. There are many other charming towns nearby which together offer a wide range of shopping, cultural and sporting activities. These include Castle Cary, Wincanton, Sherborne, Shaftesbury and Wells with Bath, Bristol and Salisbury all being in easy reach. Communications are good with a small rail station in Bruton and mainline services at Castle Cary (Paddington) and Sherborne (Waterloo). The A303 a few miles south is the road link to London and Bristol international airport is well within an hours drive.

VIEWING: Strictly by appointment through the agents.





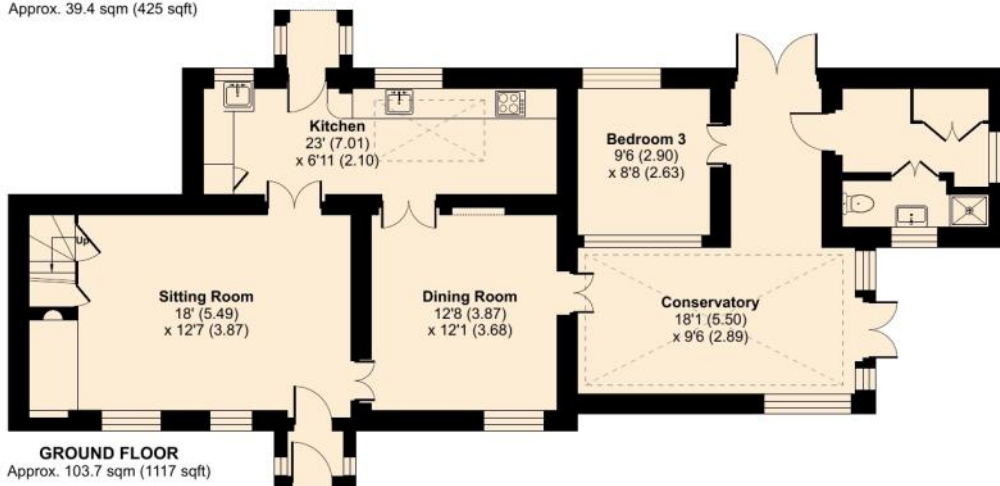
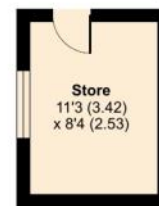
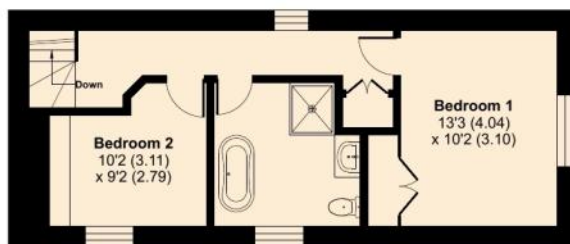
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Approximate Area = 1542 sq ft / 143.2 sq m

Outbuilding = 93 sq ft / 8.6 sq m

Total = 1635 sq ft / 151.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hambleton Estate Agents. REF: 1271945





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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

