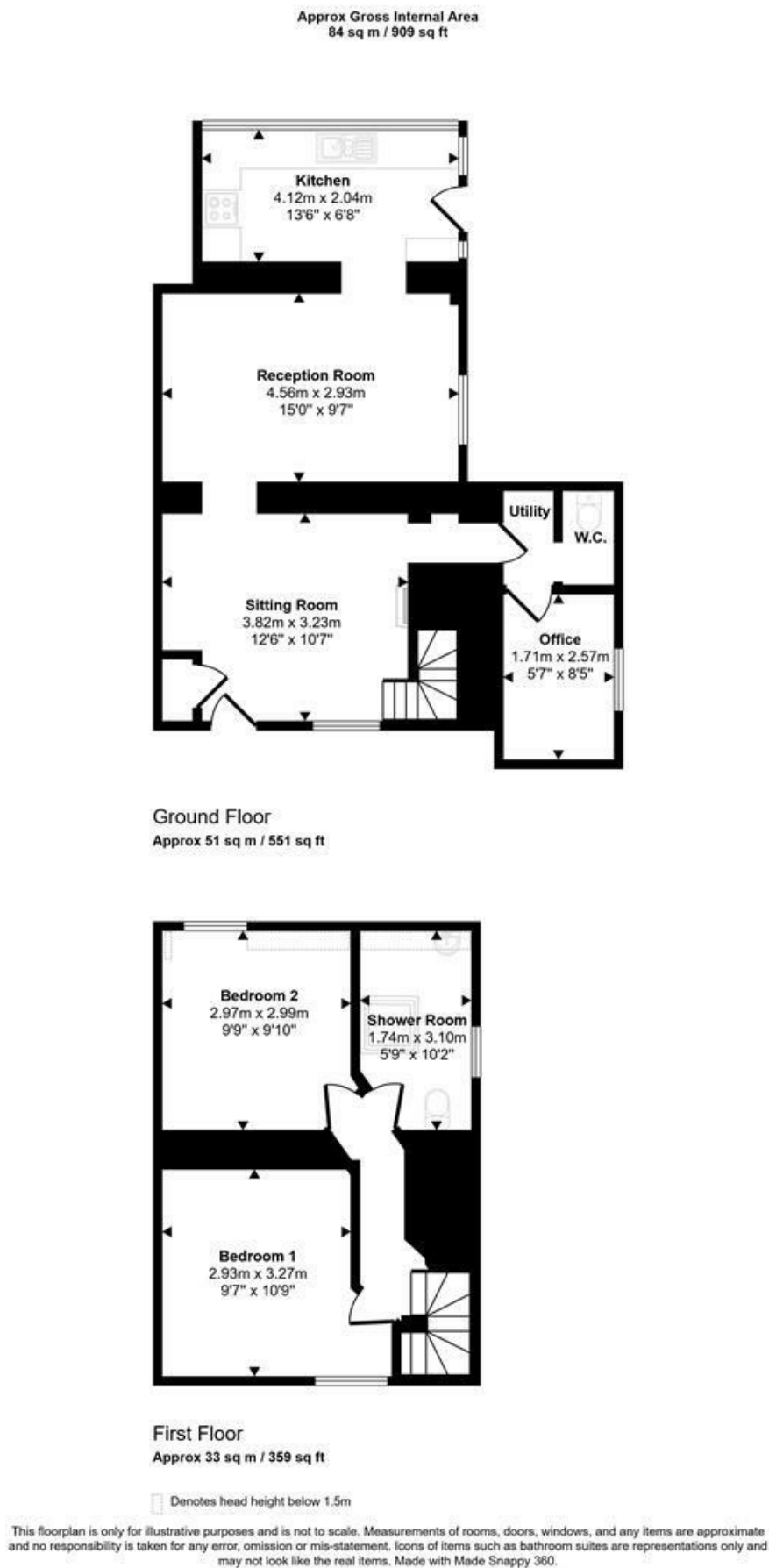
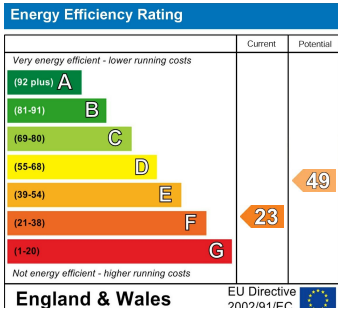




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Brickyard Lane
Bourton

Asking Price
£400,000

A Storybook Stone Cottage with Timeless Charm and Enchanting Gardens

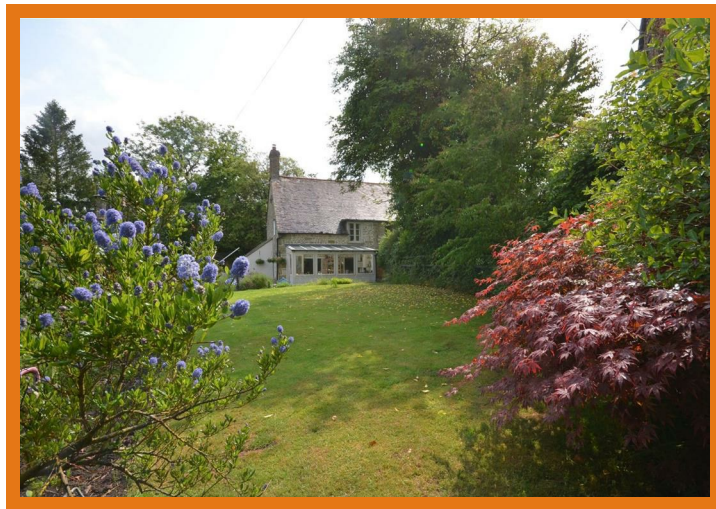
Situated on a peaceful lane in a thriving village, this captivating Grade II listed stone cottage tells a story that began in the 1830s, originally crafted as a home for a worker in the brickyard. Today, it stands as a beautifully preserved haven of warmth, character, and quiet magic — a true hidden gem that blends heritage with heart.

The sitting room is a cosy welcoming retreat, where you can imagine the wood-burner on a winter's afternoon glowing and taking the chill out of the air. The original Blue Lias stone floor adds character to the room and throughout the cottage, oak beams stretch overhead, whispering tales of the past, while sash windows with paned glass invite plenty of natural light into the rooms.

With 909 sq. ft/84 sq. m of enchanting living space, the home offers two interchangeable reception rooms to tailor to your lifestyle, a bright and characterful conservatory-style kitchen with exposed stone wall and generous wood work surfaces, and a versatile office space for creative or quiet moments or a third bedroom. Upstairs are two double bedrooms — the main with a vaulted ceiling that adds a touch of wonder — and a modern shower room. A useful utility/WC area is found on the ground floor.

Step outside, and the magic continues. The garden is a private sanctuary, bathed in sunlight and lovingly tended to encourage wildlife. A willow 'fedge' lattice screen wraps around a tranquil seating area, while a natural path lead past a greenhouse and shed, to the wildlife garden, echoing the rhythm of cottage life. There's even a brick-laid area that quietly honours the home's brickworker origins. Practicalities are not forgotten, with off-road parking for two cars.

Steeped in history and wrapped in charm, this is more than a home — it's a retreat, a memory in the making, and a rare chance to own a truly special piece of the English countryside.



The Property

Accommodation

Inside

Ground Floor

The property is approached from the lane onto a path leading to the original style front door. This opens into a characterful sitting room with a sash window to the front, exposed beams and a Blue Lias stone floor. There is also a fireplace with a wood burner plus to one side of the chimney breast there is storage, whilst to the other side a hall leads to the utility area. Here, there is plumbing for a washing machine plus a WC. and access to the office. The office provides flexibility to be tailored to your own needs, such as a third bedroom.

The inner reception room lends itself as a fabulous dining room, perfect for family gatherings or meals with friends and opens directly into the kitchen, allowing the chef to still be part of the conversation. It also has impressive timber beams.

The conservatory style kitchen has plenty of natural light with a view over the rear garden and a feature stone wall. It is fitted with a range of modern country style units consisting of floor cupboards (with plinth heaters) and eye level cupboards, plus a separate drawer unit. You will find a good amount of oak work surfaces and a one and a half bowl stainless steel sink and drainer with a mixer tap. For extra storage

and in keeping with the character of the home, there is a bespoke Welsh dresser. The fridge, freezer and dishwasher are integrated.

First Floor

On this floor you will find the shower room, which is fitted with a modern suite plus two double bedrooms with character features and the main with a vaulted ceiling and a sash window. In addition, there is access and storage space to the insulated loft space with a ladder and light.

Outside

Parking

At the side of the cottage there is space to park two cars plus on road parking in front of the cottage.

Gardens

At the front of the home there is a pretty garden with roses and honeysuckle and enclosed by a stone wall - all contributing to the charm of the cottage. A sunny, and wonderfully private rear garden — a truly magical outdoor retreat. Fully enclosed and thoughtfully designed, it features a charming paved alfresco entertaining area, partly embraced by a willow fedge lattice screen for added seclusion and charm. A portion of the garden is devoted to wildlife, creating a natural meadow haven(with rare plants such as Yellow Rattle) , while the rest is laid to lawn and beautifully planted with trees, shrubs, and seasonal flowers. A greenhouse

and shed sits at the edge of the wildlife area, blending practicality with the garden's enchanting, storybook atmosphere.

Useful Information

Energy Efficiency Rating Exempt due to Grade II Listing

Council Tax Band C

Original Paned Glass Sash and other style windows

Kitchen roof and windows are double glazed
Electric Central Heating from a boiler located in the utility area

Mains Drainage

Freehold

Location and Directions

Clare Cottage is located in close proximity to the National Trust Stourhead property and the Hauser and Wirth art gallery / restaurant at Bruton. Within the village itself is the highly acclaimed White Lion pub, as well as an excellent GP surgery. Brickyard Lane serves as an excellent access to a network of footpaths suitable for dog walking, or a quiet walk to the pub!

Postcode - SP8 5PJ

What3words - blog.woven.masterful

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