

Higher Backway and 9 High Street

Bruton, BA10 0DW

COOPER
AND
TANNER



£400,000 Freehold

A super opportunity to purchase a charming and incredibly versatile Grade II listed property in the heart of this popular town. With a blend of residential space, commercial element and an income from an existing lease, 3 Higher Backway and 9 High Street has a huge amount to offer.

Higher Backway and 9 High Street Bruton

BA10 0DW
3 2 1 EPC D

£400,000 Freehold

DESCRIPTION

3 Higher Backway offers an incredibly versatile opportunity to combine work and home life with the advantage of a rental income from 9 High Street.

The residential space is arranged over three floors and offers an abundance of charm and character with period features throughout including exposed beams, wood panelling, beautiful stone fireplace and charming bay window over looking the High Street. From the courtyard the doors opens into an entrance hall with a room to the right which was previously used as a treatment room with a cloakroom. This originally formed part of the High Street commercial unit but was divided to provide a separate area used by 3 Higher Backway. To the other side of the hall is a ground floor double bedroom. Stairs rise to the first floor which provides a further bedroom, shower room, kitchen and dining area. From the dining area steps lead up to a lovely light sitting room. Stairs lead from the dining area to a third double bedroom.

OUTSIDE

To the rear of the property is a courtyard garden currently with a timber entertaining area and garden store which could be removed to create a sunny alfresco dining spot.

There is a vehicular access from Higher Backway over a shared gravel and parking area, with one space for this property. Additional parking for guests is available in the free public carpark just on the other side of Higher Backway.

COMMERCIAL INFORMATION

The self-contained ground floor retail unit is let to Hunter French (Bruton) Limited under a lease dated 17th July 2023, expiring 7 March 2031. Passing rent of £8,700pa rising to £10,200 from June 2026. Tenant breaks every third anniversary. Full copy of the lease will be available to interested parties at the Vendors discretion following a viewing.

Business Rates ratable value £4,450.

ADDITIONAL INFORMATION

- Tenure: Freehold (subject to existing lease)
- Council Tax Band: B (Somerset Council)
- Conservation Area
- Listed Building: Grade II
- EPC: C (9 High Street) / D (3 Higher Backway)
- Utilities: Mains electricity, gas, water, and drainage
- Heating: Gas boiler with radiators
- Mixed-use: Residential/commercial — may require specific mortgage products





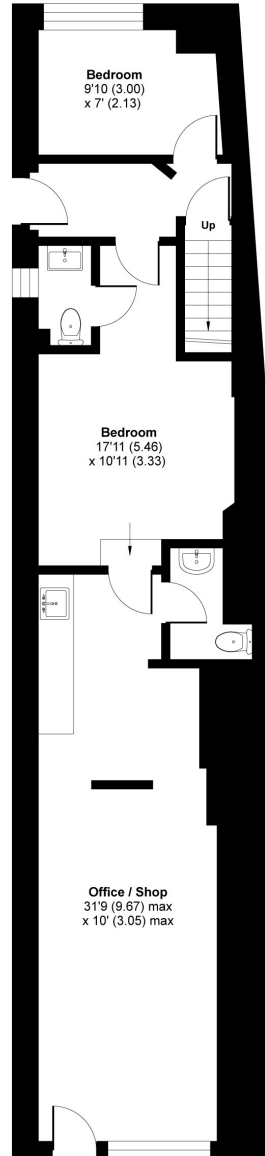
Higher Backway, Bruton, BA10

Approximate Area = 1388 sq ft / 128.9 sq m

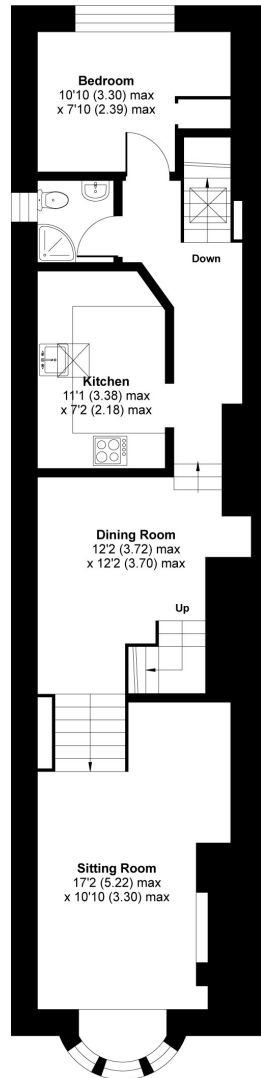
Limited Use Area(s) = 30 sq ft / 2.7 sq m

Total = 1418 sq ft / 131.6 sq m

For identification only - Not to scale



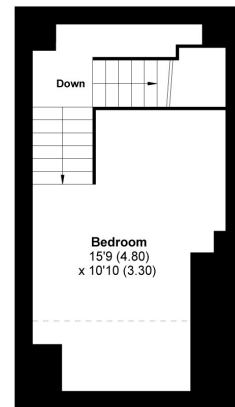
GROUND FLOOR



FIRST FLOOR



Denotes restricted
head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1411008

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