



10 Highfield, Dulcote, Nr Wells, BA5 3NX

£560,000 Freehold

COOPER
AND
TANNER



10 Highfield, Dulcote, Nr Wells BA5 3NX

 4  2+1  1+1 EPC C

£560,000 Freehold

DESCRIPTION

A beautifully extended attached, four bedroom cottage with large garden studio in the heart of Dulcote on a substantial plot measuring 0.4 of an acre. The property has been enhanced by the current owners, with the garden studio roof having been recently replaced and offers further potential on the plot (subject to the necessary consents).

Upon entering the house is a welcoming entrance hall with ample space for shoes and coats. The kitchen/dining room is situated at the rear of the house with views over the patio and gardens. The kitchen comprises a range of fitted units with a double electric oven, electric hob, space for white goods along with wooden floors and space for a table to seat six people. From the kitchen is a pantry which has in the past been used as a home office. Situated at the front of the house is a formal dining room with alcoves and a view looking over the front garden. This room can comfortably accommodate a table for six to eight people but equally could be used as an additional double bedroom if desired. Forming part of the extension is a wonderful triple aspect sitting room featuring an abundance of natural light and sliding doors out to the patio and gardens beyond. The room has parquet wooden floors, countryside views to the front and a fireplace as the focal point.

To the first floor are four bedrooms and the family bathroom which comprises; a bath with shower above, toilet and wash hand basin. The principal bedroom is a spacious room with glorious west facing views over the gardens. Adjacent to the main room is a single bedroom which could also be used as a dressing room if desired. Two further bedrooms have beautiful countryside views, one having fitted shutters and the other having a feature fireplace.

The garden studio is a versatile space, which could be used as a home office, gym, art studio or games room, and comprises a large vaulted open plan room with Velux windows and French doors opening out to a private garden area. The room benefits from a mezzanine floor, perfect for additional storage. To one end is a kitchenette and a shower room comprising; a corner shower cubicle, WC, wash basin and heated towel rail.

OUTSIDE

The cottage is set in 0.4 acres of grounds benefitting from sun throughout the day with a South-West aspect. The gardens are predominantly lawn with a wide variety of mature shrubs, rose bushes, fruit trees,









OUTSIDE (continued)

hedging and a greenhouse for vegetables. A patio accessed either from the sitting room or kitchen provides a wonderful area for outside seating and entertaining, perfect for those summer evening and picturesque sunsets. At the front of the house is a parking area for five to six cars, leading to a single garage and store to the side. Within a short stroll from the cottage is a footpath which leads over open fields right into the centre of the city passing the moat and Bishop's Palace - ideal for children getting to school or for a meander to the market on a Wednesday or Saturday.

LOCATION

Dulcote is a pretty village to the South East of the city of Wells. A stunning fountain forms the centre point of the village and two footpaths lead directly into the city of Wells.

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several

churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

DIRECTIONS

From the Wells office continue along Priory Road to the roundabout. At the roundabout take the first exit, A371 East Mendip Way signposted to Shepton Mallet. Continue for approx. 2 miles and take the first left, signposted to Dulcote. Follow the road passing the fountain on your left. The property can be found a little further along on the left.

REF:WELJAT24012024

Garden Studio



Local Information: Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Private drainage via septic tank, mains water, gas & electricity



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Keynsham



Nearest Schools

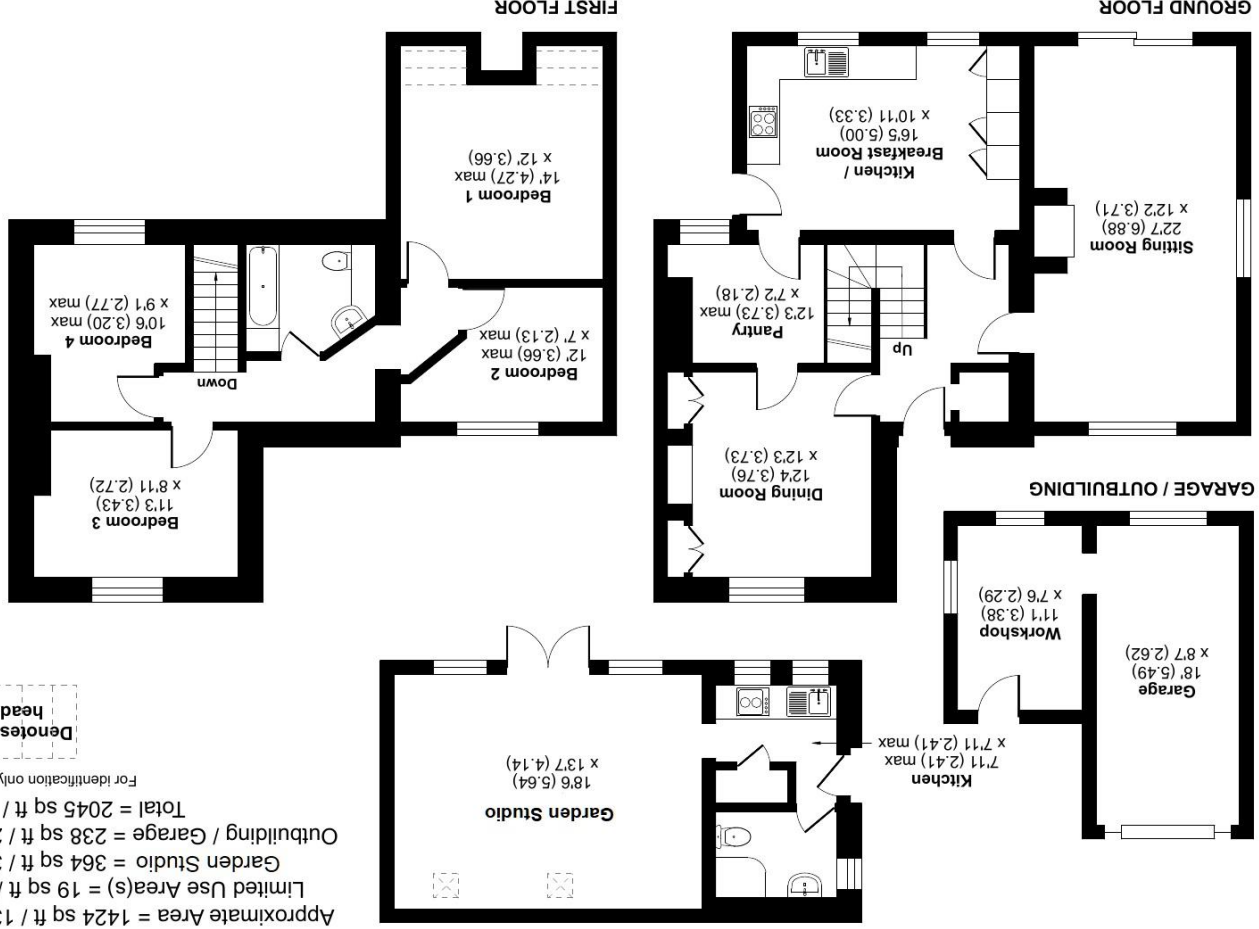
- Wells

Dulcote, Wells, BA5

Approximate Area = 1424 sq ft / 132.3 sq m
 Limited Use Area(s) = 19 sq ft / 1.8 sq m
 Garden Studio = 364 sq ft / 33.8 sq m
 Outbuilding / Garage = 238 sq ft / 22.1 sq m
 Total = 2045 sq ft / 190 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © mchecomm 2023. Produced for Cooper and Tanner. REF: 982001

WELLS OFFICE

telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



**COOPER
 AND
 TANNER**