



Malford Cottage, Dulcote, Nr Wells, BA5 3PZ

£495,000 Freehold

COOPER  
AND  
TANNER



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## DESCRIPTION

A beautifully presented and deceptively spacious semi-detached cottage in the desirable village of Dulcote. The property has been updated in recent years and benefits from three double bedrooms, family bathroom, generous sitting room with multi-fuel stove, well-appointed kitchen/dining room, utility, and downstairs WC, along with contemporary garden studio, southeast facing gardens and off-road parking for two cars.

Upon entering is a generous sitting room with large flagstone effect tiled floor, window with beautifully crafted oak window seat, space for coats and shoes, beam (taken from an old ship), alcove with wall lights and a 'Stratford' multi-fuel stove with oak beam above, as a lovely focal point. To one side is space for a desk and an oak staircase to the first floor with two understairs cupboards. There is plenty of space for comfortable seating and additional furniture. From the sitting room an opening leads through to the spacious kitchen/dining room. This bright room, again with flagstone effect tiled floor, features a range of cabinets with country style doors and drawers finished in a tasteful cream colour, topped with solid wood worktops and having soft blue grey tiled walls. Within the kitchen is a double Belfast sink, curved corner units, ambient under counter lighting, integrated dishwasher and integrated fridge/freezer. There is space for a range cooker - which is available by negotiation. Please note: The wall-mounted plate rack is not included. To one end is space for a dining table to seat six to eight people comfortably, along with bi-fold doors to the garden. From the kitchen, a door opens to a useful utility room with, Belfast sink, further cabinets, space and plumbing for both a washing machine and tumble dryer along with space for additional white goods. Adjacent is a downstairs cloakroom with WC and wash hand basin.

The stunning oak staircase rises to the first floor landing, giving access the three double bedrooms and the family bathroom. The first of the bedrooms features a deep storage alcove, part vaulted ceiling, shelved alcove and large window with front aspect and wonderful far-reaching views of the surrounding countryside and Wells Cathedral. Adjacent is a further double bedroom with bespoke, built-in drawers and wardrobes along with a cupboard housing the hot water cylinder - all finished in a tasteful soft grey-blue. The room features a part vaulted ceiling and a window to the rear. The third bedroom is a generous double with exposed beams and trusses, eaves storage space and a window offering views over the gardens. The family bathroom features ceramic wood effect tiled floor, large wet floor walk-in shower with illuminated niche, hidden cistern WC, vanity basin, illuminated mirror, storage shelves and bath with illuminated niche - all beautifully finished with both grey tiles and encaustic patterned tiles.

The property benefits from oak doors and skirting throughout along with underfloor heating. heating throughout.

## ADDITIONAL INFORMATION

The property benefits from solar panels to the rear elevations - providing electricity which can be stored in a 10KW battery. The underfloor heating is run from the multi-fuel stove and the vendors advise that the property is very low cost to run. The range cooker (by separate negotiation) runs on LPG gas - with cylinders stored outside.

Just a few metres from the property is a footpath, which offers a pleasant walk to the nearby city of Wells (approx. 1 mile away)









## OUTSIDE

To the front of the property is a block paved drive with parking for two vehicles and a pedestrian gate to the rear garden. From the drive and the lane to the front are steps leading up to the front door, with natural stone wall and borders planted with mature shrubs, trees and spring flowers.

The southeast facing rear gardens can be accessed from both the kitchen /dining room and the pedestrian gate at the front of the house. Running across the rear of the house is a paved patio area with outdoor lighting, outdoor kitchen worktop and space for outdoor furniture and entertaining. To the side of the house is a wood store and space for bins and recycling. From the patio, steps lead up to an area of lawn with planted borders and climbing plants. Stepping stones lead to the contemporary garden studio with underfloor heating, Velux window, French doors and tiled floor. This versatile space is fully insulated with light and power and is currently presented as a music studio. It could also be used as a home office, playroom, yoga studio or occasional bedroom. A paved patio leads to a covered area at the side of the studio, ideal for a swing or hammock and the perfect spot to sit and enjoy the garden in all weathers. The garden continues beyond the garden studio with a path leading to a barked play area with wooden playhouse (included), a vegetable garden with raised beds and, at the far end, a large wooden shed with seating area and fire pit.

## 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.

## VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

From the Wells office continue along Priors 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 and turn right at the fountain. The property can be found a little further along on the left.

REF:WELJAT24022026



**Local Information:** Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Underfloor heating via multi-fuel stove

**Services:** Private drainage with digester, mains water, & electricity (+ solar panels)

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads
- Keynsham

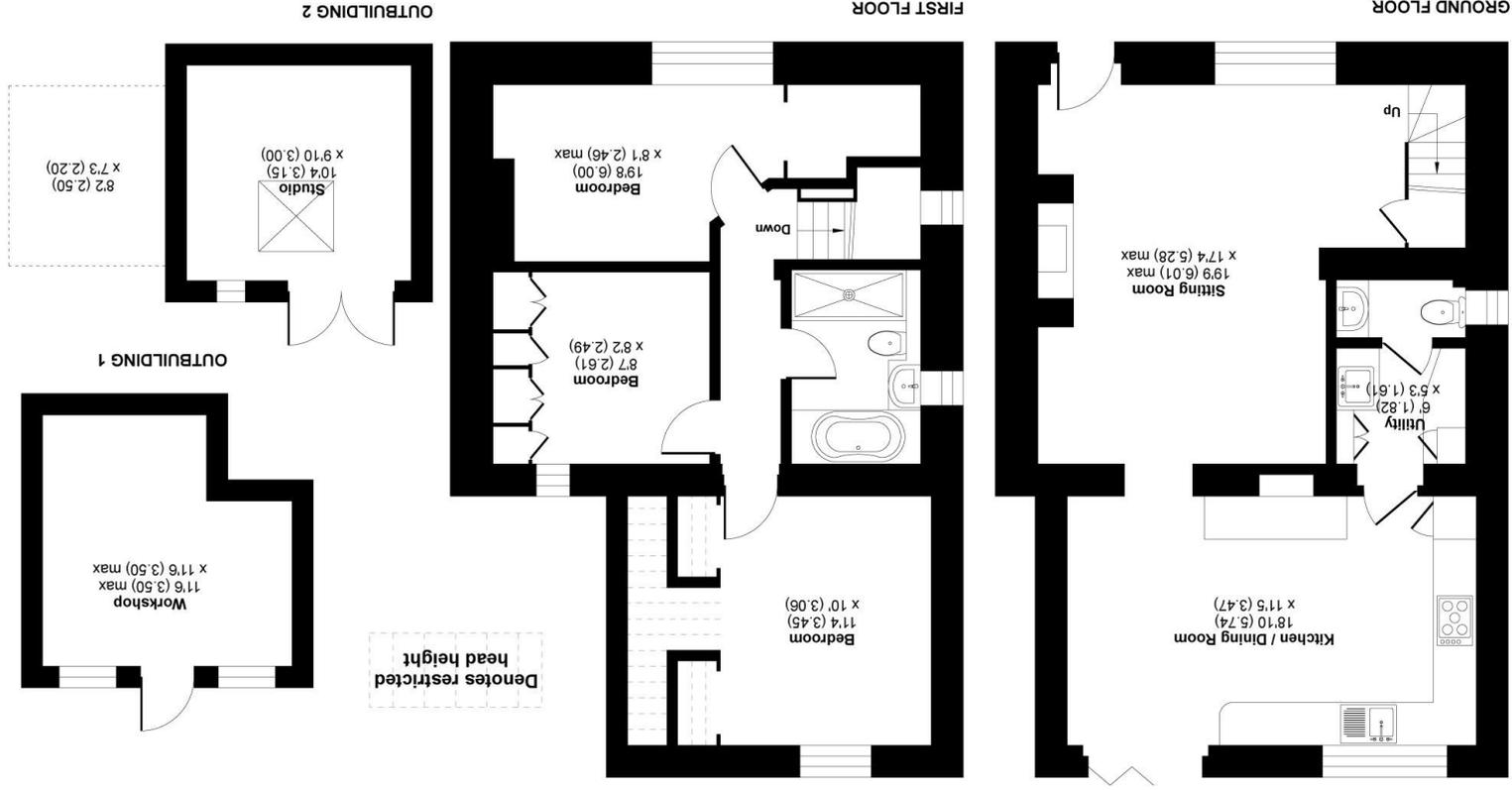


### Nearest Schools

- Wells

# Malford Cottage, Dulcote, Wells, BA5

Approximate Area = 1050 sq ft / 97.5 sq m  
 Limited Use Area(s) = 56 sq ft / 5.2 sq m  
 Outbuildings = 218 sq ft / 20.2 sq m  
 Total = 1324 sq ft / 122.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
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**WELLS OFFICE**  
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