

LODESTONE



The Old Mill House, Dulcote





The Old Mill House, Dulcote

BA5 3NU

Guide Price: £2,200,000

7 
Bedrooms

6 
Bathrooms

4 
Receptions

PROPERTY FEATURES

- Magnificent period detached family house
- Grade II listed
- 7 bedrooms 6 bathrooms (including annex)
- 2 bed 2 bath annex
- Envious location on the edge of Wells
- Over 5440 sq. ft of accommodation
- Beautiful enclosed private gardens
- Heated swimming pool
- Excellent eco credentials
- Garage, store, and off-street parking for several cars





Perfectly positioned in Dulcote and a stone's throw from Wells, Old Mill House is a fabulous, period family home that sits entirely within 2.5 acres of beautiful gardens. Believed to date from the early 1700s, this lovely property retains a wealth of period features that reflect its Georgian heritage whilst offering the opportunity for truly contemporary living.

Both the house and the annex have been rewired, replumbed, and sympathetically restored in recent years and now offer luxurious accommodation set over three floors. The house is approached via a private driveway that culminates in a generous parking area to the East, with space for several cars.

The front door is positioned in the South façade of the house and beneath a charming Bath stone pediment. The reception hall features original blue lias flagstones and an original Chippendale-style staircase that rises to the first floor. Off the hall lie two of the three reception rooms and the kitchen at the rear of the house. The drawing room is elegantly furnished with reclaimed wide floorboards underfoot and an open fire situated beneath a fine marble, 'Georgian bullseye' surround. Two glorious and perfectly formed Georgian windows allow natural light to pour into the room. The sitting room is no less impressive and also comes with a charming fireplace set beneath a red brick lintel. Both these rooms enjoy beautiful views of the gardens to the South.

The kitchen is equipped with a number of fitted units that sit atop a beautiful 1950s terrazzo floor and has access to both a cloakroom and a truly private, poolside terrace. An island doubles as a storage cupboard and a breakfast bar. The dining room also comes with a similar floor and two built in cupboards, whilst doors allow access to the boot room. As in the other reception rooms, natural light pours in through another glorious Georgian window.







Completing the ground floor is a spacious laundry room furnished with all the usual appliances. Two Elm staircases rise to the first floor that comprises a landing area, a study area, a principal bedroom suite, three further bedrooms (two with en-suite bathrooms) and a family bathroom. The principal suite is beautiful and truly impresses with both a sizeable dressing room and a luxurious en-suite bathroom, furnished with a standalone bathtub, twin basins, and bespoke cabinetry. As in all the bathrooms, contemporary styled sanitaryware and premium fixtures and fittings give the rooms a truly modern feel.

A further flight of stairs rises to the second floor with a further charming bedroom and a loft room. All the bedrooms are elegantly furnished and come with stunning views of the gardens and the surrounding countryside.

The Annex

Alongside the main house, the current owners have designed and transformed the original building into a two-bed annex with considerable flair and imagination.

A traditional stable door opens to a light and airy living area with fully glazed panels that make the most of the natural light. The kitchen is sleek with contemporary styled units that incorporate an integrated oven and microwave. An extractor fan sits above a gas hob built in to laminated work surfaces.

Doors lead to the two bedrooms and two bathrooms along a hallway. The bedrooms are elegantly furnished, and the bathrooms come with bespoke vanity units, marble surfaces and contemporary styled fixtures and fittings.







Outside

The gardens are particularly beautiful. Well-manicured lawns sweep away from the house to the near boundary of mature trees and shrubs. To the South West, a formal parterre with clipped box hedging is sheltered by some beautiful stone walls and acts as the perfect backdrop for al fresco dining on the seasoned stone terrace alongside it.

Adjacent to the house is a heated, refurbished and retiled swimming pool that lies in its own enchanting walled garden. This is accessible from both the house and the front lawns. Further afield, raised beds allow the opportunity for home grown produce, there is a planted orchard, and the installation of a lawn management system facilitates the use of robot mowers.

Also in the grounds and of particular note are the picturesque ruins of the original Mill buildings that offer significant development potential.

To the rear and immediately adjacent to the annex is a newly constructed garage and an outbuilding ideal for storing garden machinery and furniture.

Situation

This fabulous family house is perfectly situated just minutes from Wells, the smallest Cathedral city in England. The high street is vibrant and home to a good selection of chain stores (such as Boots and Waterstones) and a variety of independent shops, restaurants, and pubs. There is a twice weekly market offering good local produce, delicious fresh fish, meat products and a variety of street food. Wells also has a choice of supermarkets that include Waitrose, Tesco, Morrisons and Lidl. At the very heart of the city is the stunning mediaeval Cathedral, Bishop's Palace with its superb garden, and Vicars' Close (reputed to be the oldest surviving residential street in Europe).





Wells is fast becoming the South West's go-to place for festivals with annual food, literary, comedy and theatre events. The cafe culture within the Market Place offers a wonderful opportunity to sit and watch the world go by. Tables and chairs adorn the cobbled square surrounded by fabulous architecture, historic buildings and with popular destinations such as the Bishop's Eye wine bar/restaurant and Number 21 Cafe offering all day dining. With both the Cathedral School and the Cathedral itself, there are all year opportunities for musical concerts and other events, and regular shows in the Little Theatre and a multi-screen cinema. The Fountain Inn, Good Fellows restaurant and Root restaurant are all excellent and just a short walk away. Other local attractions and amenities include the Strawberry Way (a well-known cycle route), the Bath and West Show Ground, and the Wells and Mendip golf clubs, whilst sailing and fishing can be found on the Chew Valley and Blagdon Lakes.

The heritage city of Bath and regional centre of Bristol are both within very easy reach.

There are a number of excellent state and independent schools in the area including several very good primary schools in Wells. There is also the extremely sought-after Wells Blue secondary school, and Wells Cathedral School - prep and senior. Downside School, All Hallows Preparatory School, Millfield prep and senior school and the Bruton schools all in close proximity.

Transport links are excellent with Castle Cary station just 13 miles away with direct links to London Paddington (journey time 1hr 40 mins).

Directions

Postcode: BA5 3NU

What.3.Words impeached.charities.zips



Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Council

Somerset

Council Tax

Band - G

Guide Price £2,200,000

Tenure

Freehold

PART B

Property Type

Detached house

Property Construction

Standard

Number and Types of Rooms

See details and floorplan

Water Supply

Mains

Sewerage

Private drainage (with new soakaway and pump)

Electricity Supply

Mains. Solar photovoltaic panels. 8KW battery storage. EV Charger.

Broadband

Vendor has advised there is fibre to the property.

Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>,

Mobile Signal/Coverage

Please refer to Ofcom website: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Heating

Mains gas. Air source heat pump. Solar thermal panels.

Parking

Parking for several vehicles

PART C

Building Safety

The vendor is not aware of any Building Safety issues.

However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions

We're not aware of any other significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements

There are historic rights of way mentioned in the title deeds which are no longer in use. We're not aware of any other significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk

According to the environment agency's website, the property is in an area at a VERY LOW RISK from River/Sea and surface water flooding (defined as the chance of flooding each year less than 0.1%)

Planning Applications

There are currently no current planning applications associated with this property or in the immediate area.

Energy Performance Certificate

N/A

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

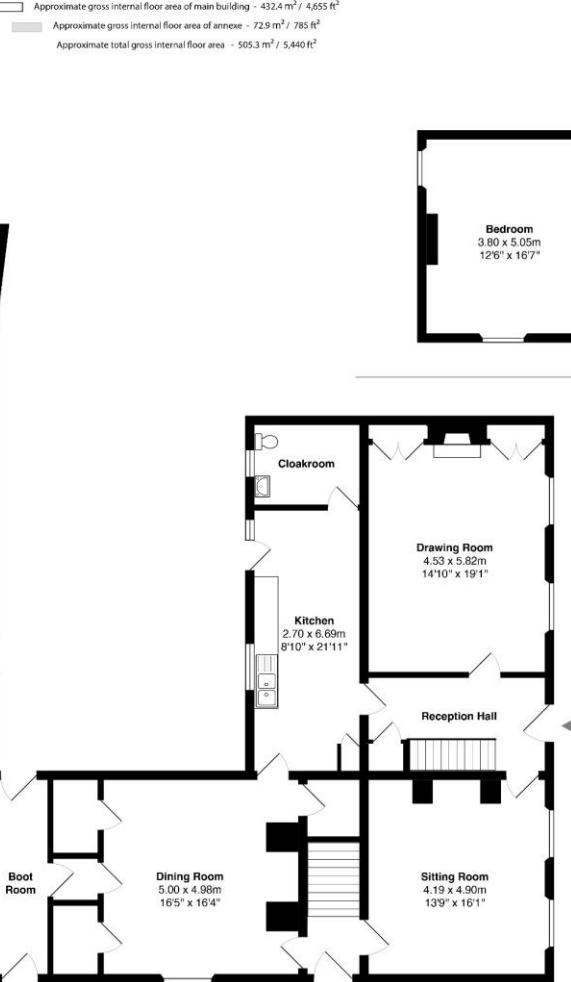
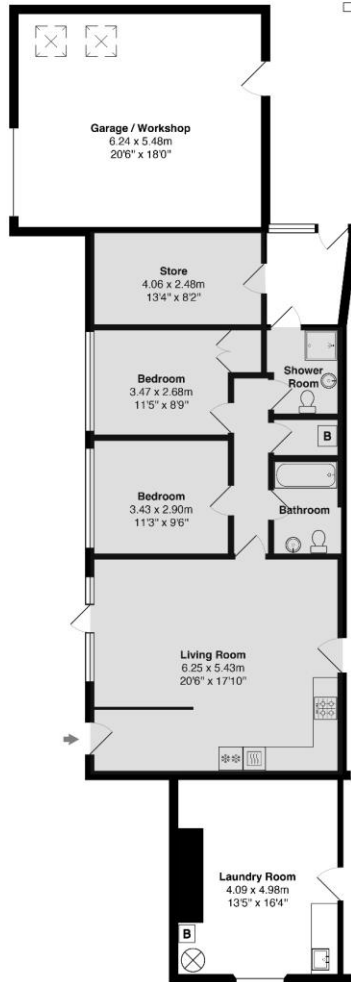
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed.

If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

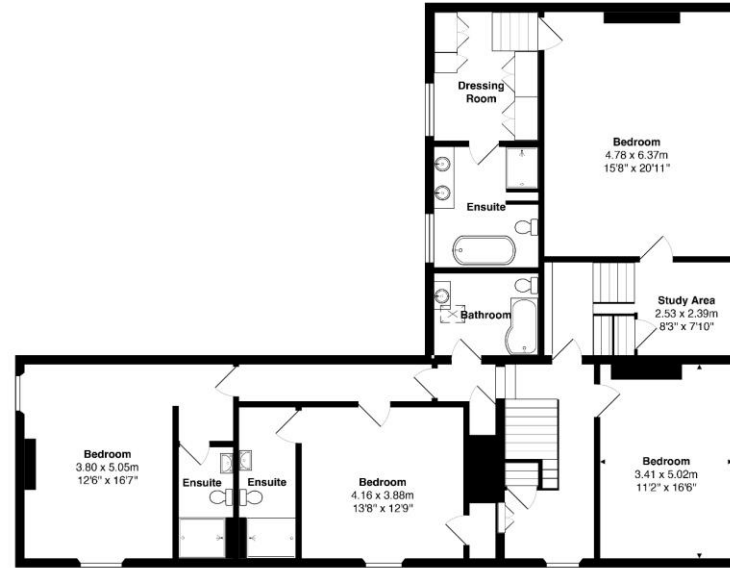
The Old Mill House, Dulcote



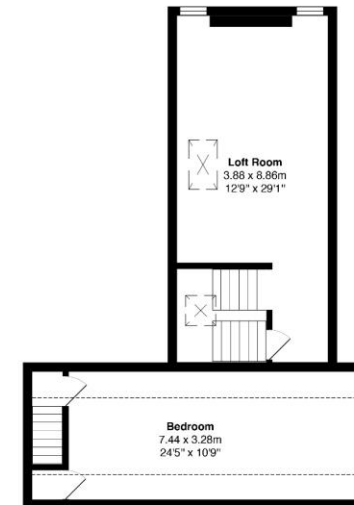
Approximate gross internal floor area of main building - 432.4 m² / 4,655 ft²
 Approximate gross internal floor area of annexe - 72.9 m² / 785 ft²
 Approximate total gross internal floor area - 505.3 m² / 5,440 ft²



Ground Floor
 Area: 282.8 m² ... 3044 ft²



First Floor
 Area: 160.5 m² ... 1728 ft²



Second Floor
 Area: 62 m² ... 668 ft²

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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