



Instinct Guides You



## Goulds Hill, Weymouth, DT3 4EL

Guide Price £1,500,000

- Substantial Countryside Residence
- Triple Garaging and Extensive Parking
- Approximately One Acre of Grounds
- Envious Secluded Position In Upwey
- Immaculate Contemporary Finish
- Various Outbuildings with Income Potential
- Recently Refurbished
- Solar Panels / EV Charging Potential
- Five Double Bedroom
- Three Bathrooms



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



Welcome to Higher Well House a stunning property set in a fabulous position within the highly desirable village of Upwey, this substantial residence combines period character with contemporary finishes, surrounded by approximately an acre of private grounds. The property enjoys stunning countryside views, a long private lane with automated gates upon approach, extensive garaging and additional income potential from a holiday lodge and shepherds hut within the grounds. Solar panels add further modern efficiency, making this unique home both characterful and practical.

The ground floor opens with a generous entrance hall creating that initial wow factor leading to a formal dining room and a spacious living room, complete with French doors that open directly to the gardens and offer superb far reaching views across the surrounding countryside. The kitchen and breakfast room sits to the rear, designed as a bright open plan space with a central island and doors opening to the outside, creating a perfect hub for both family life and entertaining. From here, there is internal access to a substantial triple garage with heating and wiring for an EV Charger.

On the first floor, the galleried landing is a striking feature with full height floor to ceiling windows, creating a wonderfully light space that sets the tone for the bedrooms beyond. The principal suite is of exceptional proportions, complete with a walk-in wardrobe, en-suite and expansive windows that frame the tranquil surroundings. Four further bedrooms are arranged across this level, including a dual aspect guest suite with large windows capturing stunning uninterrupted countryside views. A modern bathroom serves the additional accommodation.

The grounds are a particular feature of this property, offering expansive lawns, open views and a wonderful sense of privacy. Within the grounds sit both a holiday lodge and a shepherds hut, each generating an income stream, alongside well-maintained outbuildings that provide storage and office space.

Modern wiring, and plumbing feature throughout as part of a recent refurbishment.

Blending original character with contemporary style, this striking home offers a rare opportunity to acquire a versatile country residence in a fabulous setting with equidistance to Weymouth and Dorchester for convenience.

**Living Room 22'7" max x 16'1" max (6.9 max x 4.91 max)**

**Dining Room 16'0" x 9'10" (4.89 x 3.01)**

**Kitchen/Breakfast Room 20'8" x 14'6" (6.31 x 4.43)**

**Bedroom One 29'2" max x 19'5" max (8.91 max x 5.92 max)**

**Bedroom Two 19'3" max x 14'2" max (5.88 max x 4.32 max)**

**Bedroom Three 14'6" max x 13'9" max (4.43 max x 4.20 max)**

**Bedroom Four 10'7" x (3.24 x )**

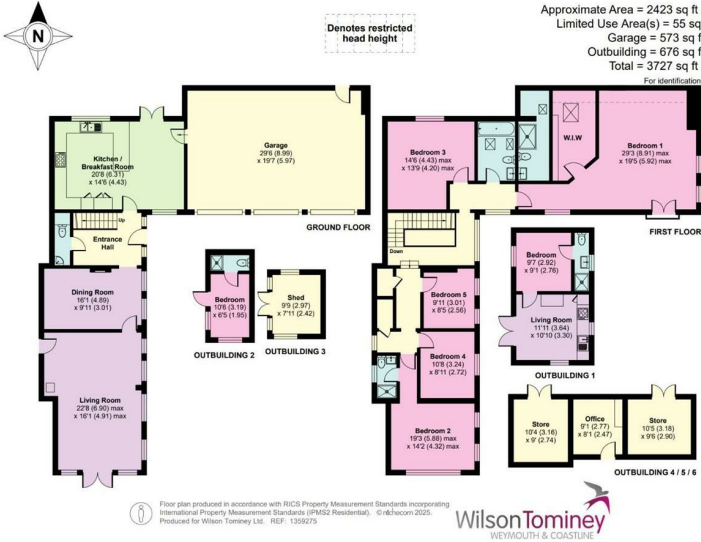
**Triple Garage**






**Goulds Hill, Weymouth, DT3**

Approximate Area = 2423 sq ft / 225.1 sq m  
Limited Use Area(s) = 55 sq ft / 5.1 sq m  
Garage = 573 sq ft / 53.2 sq m  
Outbuilding = 676 sq ft / 62.8 sq m  
Total = 3727 sq ft / 346.2 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	