

LODESTONE



Sharcombe Hott, Dinder





Sharcombe Holt, Dinder

BA5 3PF

Guide price £1,995,000

5 
Bedrooms

4 
Bathrooms

4 
Receptions

PROPERTY FEATURES

- Exceptional converted country property
- Approx. 3 acres of land
- Stunning double-height central living space
- Outdoor swimming pool, separate home office, gym and shower facilities
- Flexible accommodation including annexe
- Design-led south-facing walled garden
- Prime position in the sought-after Somerset village of Dinder, near Wells
- Outstanding family lifestyle property





Sharcombe Holt offers a rare opportunity to purchase a superb family house in the very sought after Village of Dinder, just two miles east of the small Cathedral City of Wells. Cleverly developed from historic buildings originally forming part of the Dinder Estate, inside and out, Sharcombe Holt provides a wonderful combination of contemporary and traditional living accommodation, featuring double height living space at the centre of the home, superb levels of light and detailed attention to the décor. A beautiful walled garden, apple orchard, kitchen garden and paddocks totalling approximately three acres complete this fabulous family set up. The first paddock borders the entrance driveway and on arrival there is plenty of parking for a number of vehicles. The property forms an L shape with cream rendered walls on the north side complementing the black slate roof. On the south side, the natural stone façade creates a lovely backdrop to the design led walled garden.

On entering the hallway there are very inviting glimpses through to the garden via the double doors that lead out from the garden room. There is a lovely flow to the living accommodation providing connected spaces for family life that lend themselves equally well to entertaining. A lovely light property with many rooms enjoying a double aspect and with consideration having been given to different access points with three doors on the courtyard side and a total of five double doors to access the garden on the south and west sides as well as access from the annexe kitchen. The kitchen is well fitted with a range of floor and wall units, a fantastic larder cupboard and glazed doors that allow it to be closed off from the dining area once preparations are complete. The accommodation flows from the dining area to the adjacent spacious sitting room.

During evenings, weekends and holidays, everyone can come together, spill out onto the terrace and into the garden, go for a swim or find a quiet spot alone.





Situated in the west wing are three double bedrooms and a family bathroom. The first of two principal bedroom suites is located on the east side and benefits from direct access to the garden. The annexe on the east side is currently configured as a secondary work kitchen with two upstairs offices and has independent access to both courtyard and walled garden. There is excellent potential to utilise this space as separate living accommodation which is ideal for a dependent relative or young adult.

From the entrance hall, stairs rise to the first floor with a featured minstrels gallery overlooking the living space below. Here there is a second principal suite comprising of a bedroom, dressing room and bathroom with the added convenience of an adjacent day room offering the potential for a peaceful and secluded retreat with space to work, exercise or relax. Across the courtyard a home office and gym with shower complete the facilities.

Outside

There is ample space at Sharcombe Holt for children to roam and have adventures but there is a classic elegance for adults too. The south facing walled garden was originally planned and planted by a professional designer and now having reached maturity, the structure, texture and seasonal ebb and flow of colour that has been woven into the design, is wonderful and perfectly complements the attractive stonework of the property on the south side.

Traditional estate railings greet you at the driveway entrance with established trees and the first of four charming paddocks border the driveway. There is parking for a number of cars and a car port. At the south side of Sharcombe Holt there are double doors from the sitting room out to a deep paved terrace seating area providing a perfect spot for relaxing and barbecues with easy access to the outdoor pool.







Doors leading out from the garden room are centrally placed for a stunning route onto the lawn defining the expertly planted borders that enjoy a sheltered south facing location bordered by the lovely old stone wall.

There is additional access from the principal suite and the annexe kitchen making an early morning swim impossible to resist. A lovely wooden door set into the wall of the garden on the south side leads to three charming classically old English paddocks where livestock graze, cider apples grow and where there is a kitchen garden with beds laid out and ready for produce.

Situation

Dinder is a quintessential Somerset village, lying approximately 3 miles east of Wells and set blissfully away from main roads and through traffic. Life here moves at a gentler pace, shaped by its strong sense of community and unspoilt rural surroundings.

At its heart stands a Grade II* listed church of Norman origin, alongside a cricket club and a variety of thriving local societies that contribute to village life throughout the year. One of Dinder's most treasured qualities is its immediate access to a remarkable network of footpaths and bridleways, leading through ancient woodland and open countryside — perfect for walking and quiet exploration, all far removed from traffic. There is also a direct bus route to the cities of Wells and Bath. To the east lies the larger village of Croscombe, offering further amenities including a local pub.

Wells is the smallest Cathedral City in England and offers all the usual amenities that you would expect in a small town including banks, doctors surgeries, dentists and a selection of primary schools and the excellent Blue School and Wells Cathedral School.





The high street is vibrant with a small selection of the usual chain stores plus a variety of independent shops and restaurants and pubs as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe).

The Wells festivals are increasing in popularity each year with the Literary Festival now taking place over two weeks and attracting big names in the literary world, the very well attended Food Festival and many regular Arts festivals. With both the Cathedral School and the Cathedral itself there are endless opportunities for musical concerts, plus there are regular shows and comedy nights in the Little Theatre.

Both Bath (21 miles) and Bristol (22 miles) are within commuting distance and there is a main line railway station with links to London in Castle Cary 13 miles away. Street and Glastonbury are 20 minutes away and Bristol airport is an easy 30-minute drive.

Schools

There are excellent State and Independent schools in the area including highly regarded primary schools in Wells, Wells Cathedral School, Wells Blue Secondary School, Millfield School, Downside School and All Hallows Preparatory School.

Directions

Post code – BA5 3PF

what3words - downs.kilt.bearable

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 Authority: Somerset Council

Council Tax Band: F

Guide Price: £1,995,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains Supply

Water Supply: Mains Supply

Sewerage: Private Drainage

Heating: Oil fired central heating. Solar thermal heating for the pool and outdoor shower

Broadband: 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>

Parking: Private parking for several vehicles

PART C

Building Safety: The vendor is not aware of any building safety issues but we recommend you engage the services of a qualified surveyor.

Restrictions: The vendor is not aware of any restrictions on the property however we recommend this is confirmed with your conveyancing solicitor.

Rights and Easements: There are some rights and easements in regard to this property which can be confirmed by Lodestone Property. We recommend that you review the Title/deeds with your solicitor.

Flood Risk: According to the following website <https://check-long-term-flood-risk.service.gov.uk/risk#> the property is at very low risk of flooding from surface water or rivers and the sea.

Coastal Erosion Risk: N/A

Planning Permission: The vendor is not aware of any planning permissions in the nearby vicinity.

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

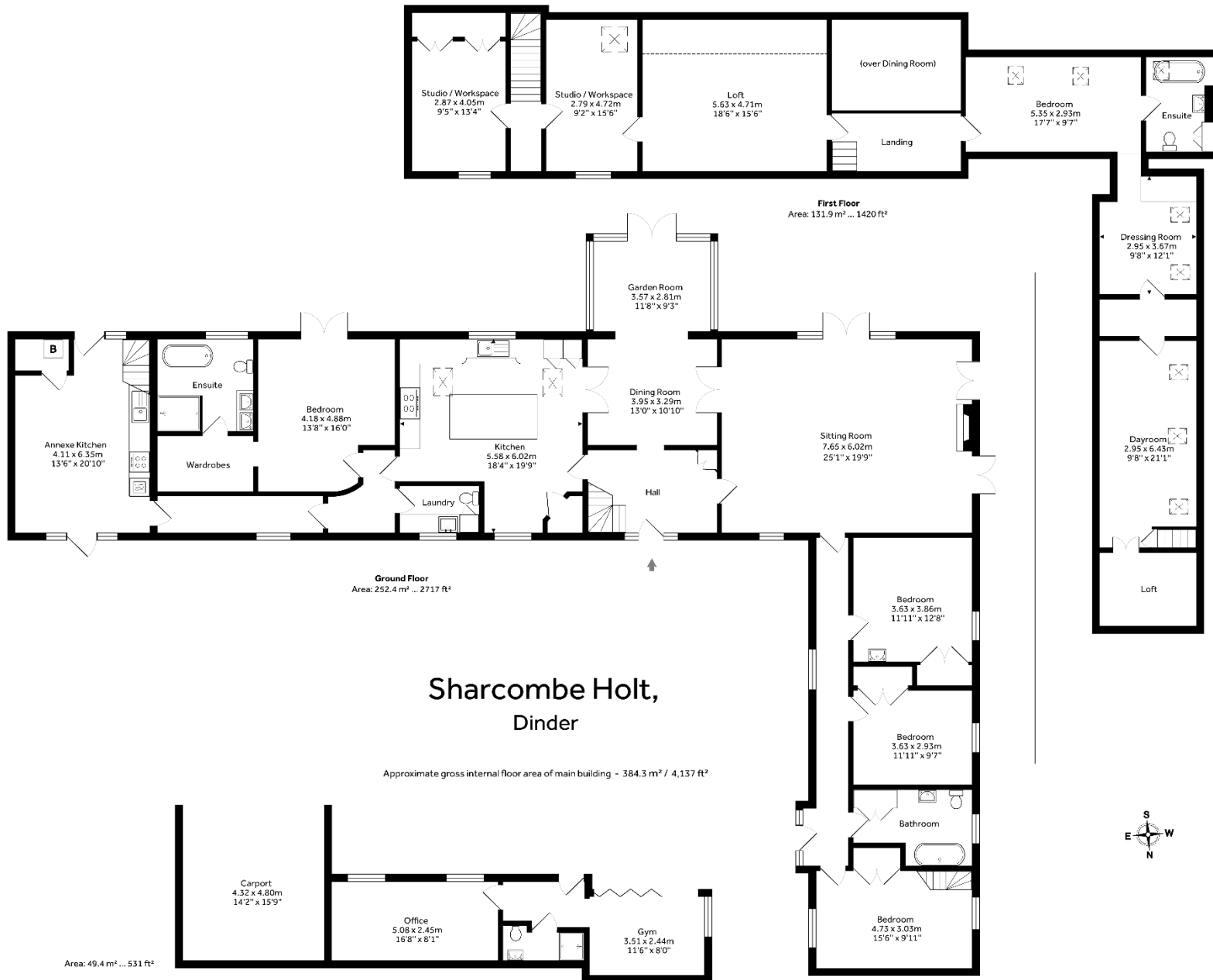
Energy Performance Certificate: D

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.

Viewing by appointment only





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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