

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



*4 THE POUND COURT, DINDER, Nr. WELLS, BA5 3PR*



**4 THE POUND COURT,  
DINDER, Nr. WELLS, BA5 3PR**

A delightful house in the heart of this popular village just east of Wells.

Plenty of character and charm, comfortable, well designed and appointed accommodation including an entrance hall, cloakroom, sitting room, dining room, garden room, study, kitchen, utility room, 4 bedrooms, 2 bathrooms and integral garage.

Easily managed very pretty garden with lots of privacy.

**Guide price** in excess of £700,000 (no onward chain)

**Location**

Dinder is a small village 2 miles east of Wells totally away from main roads and is a cul de sac with no through traffic. It has a Grade II\* church of Norman origins, a very active and friendly community with several societies and a cricket club. One of the big advantages of the Dinder is the excellent access to walks through the beautiful surrounding countryside and woodland.

The Pound Court is in the heart of the village accessed off a quiet no through lane.

**Description**

A drive leads into a small courtyard and a small cluster of village houses. No. 4 stands within its established gardens and is a handsome house with stone elevations, a slated roof and a recently extended pretty front porch. Internally stone flooring, solid oak timberwork and French doors to the garden, all combine and create a charming and comfortable home of considerable style.





## Accommodation

The front door opens to a bright and cheery entrance hall with quality polished limestone floor, a bespoke well-crafted oak bench with storage, the staircase and a cloakroom.

The spacious sitting room has an attractive fireplace with a wood burning stove, a large bay window looking into the garden and double doors into the dining room with solid oak flooring.

The dining room opens directly into the kitchen (it also has a door from the hall). The inviting kitchen has a limestone tiled floor, fitted floor and wall units, granite work surfaces, a Belfast sink, and appliances including a dishwasher and a range cooker with an extractor above. The American style fridge is available by negotiation.

French doors open from the dining room into a beautiful oak framed garden room with a slate tiled floor (with under floor heating), stonework, oak broad window cills (or seats) and south facing French doors opening to the garden

There's also a door from the dining room into a study which has slate flooring (again, with under floor heating), a French garden door and a door into a utility room with plumbing for a washing machine and a door into the integral garage (housing a new gas boiler).

The French doors from the garden room open to a sheltered, sun-trapping and very private terrace. Likewise, the door from the study opens to another private terrace which is currently occupied by a hot tub.

## First floor

The staircase rises to a first-floor landing which has loft access.

In all there are 4 bedrooms, an en suite bathroom and a family bathroom. The main bedroom has fitted wardrobes and opens to a small inner landing which gives access to the en suite bathroom and the 4<sup>th</sup> bedroom which is equally suited as a dressing room or private study.





## Outside

A drive leads into a gravelled courtyard for additional parking. To the side of the courtyard are the garden walls and gateways into No. 4 with a private drive leading to the integral garage. The attractive front and side garden includes mature shrubs, an established vine and lawns. This links with the rear, sunny, south facing garden and glass panelled hardwood double doors opening from the garden room. This garden continues into an extended area of garden area owned by the Dinder Estate currently leased.

### Other points.

Freehold with part of the garden leased.

Mains water, electricity and gas. Private drainage to shared digester plant.

Electric Vehicle 7kW charger.

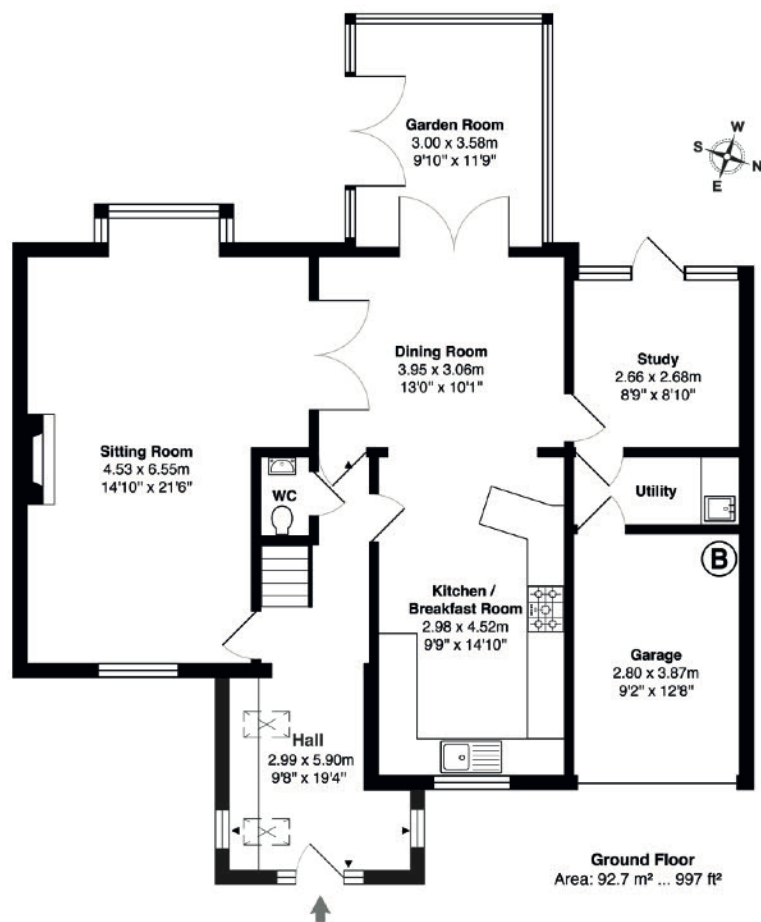
Ultra Fast Fibre Internet.

Council Tax band F. Respectable EPC rating at band C.

## About the area

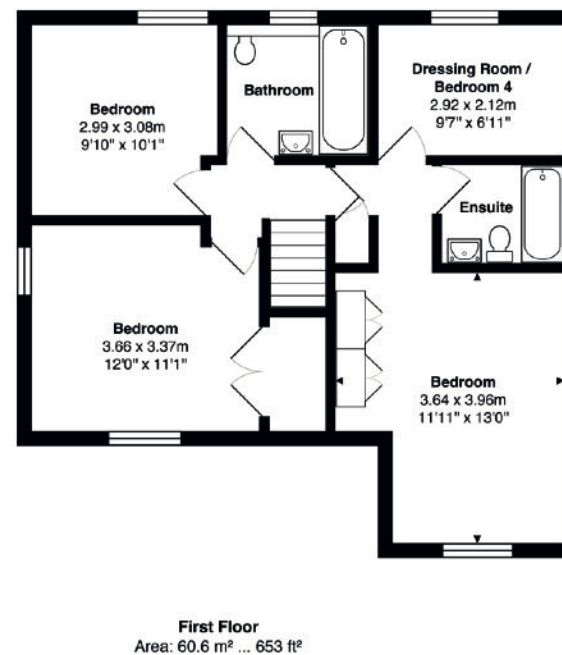
*Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including the Cathedral and moated Bishops Palace and gardens. There are four major supermarkets on the edge of the city. Wells Leisure Centre has the usual facilities of gym and swimming pool to add to Wells Rugby Club, Tennis club, Bowling club and Golf course. Throughout the year Wells hosts festivals for Music, Literature, Art and Food, and has twinned links with Burgundy, the Rhineland and Northern Italy. There are many societies and clubs for those who would like to join a diverse social community. The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. There are excellent state & independent schools in the area which include several good primary schools, Wells Blue School, Strode College, Wells Cathedral School, Downside, All Hallows and Millfield. Wells is a transport hub for bus services including daily services to London (with a bus service running through Dinder). Main line trains run from Castle Cary and Bristol International Airport is 35 minutes drive away.*





## 4 The Pound Court, Dinder

Approximate gross internal floor area of main building - 153.3 m<sup>2</sup> / 1,650 ft<sup>2</sup>



**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

