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Higher Well House

Goulds Hill, Upwey, Weymouth, Dorset

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Goulds Hill, Upwey, Weymouth,
Dorset, DT3 4EL

Higher Well House occupies a commanding position on the edge of the desirable village of Upwey. Approached via a long private drive with automated gates the house and outbuildings occupies grounds of 0.96 acre and enjoys countryside views.



- Substantial detached residence set in grounds of 0.96 acres
- Spacious accommodation with an immaculate contemporary interior
 - Modern kitchen/breakfast room
 - Two generously sized reception rooms
- Five bedrooms and three luxurious bath/shower rooms
- Holiday lodge and shepherd's hut with established income
- Triple garage and outbuildings suitable for storage or home office use
 - Solar panels with battery storage.
 - Country views

Guide Price **£1,350,000**

Freehold

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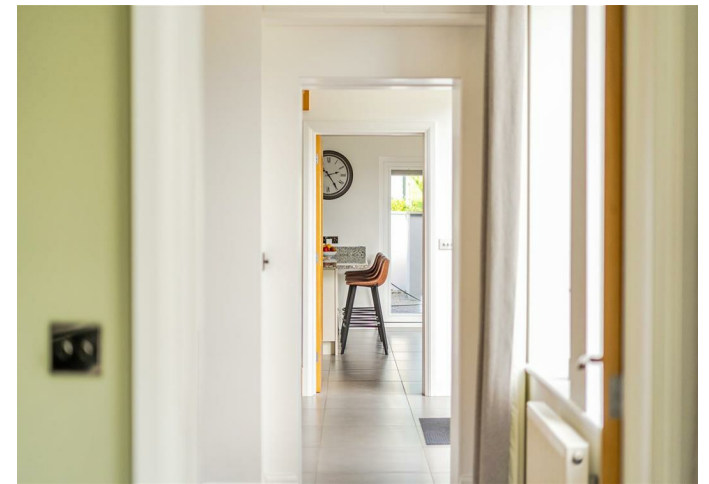


ACCOMMODATION

This fine home seamlessly balances the original character with a refined modern aesthetic. On entering the reception hall delivers a striking first impression, introducing the generous proportions and light-filled spaces that define the house. There is a cloakroom with WC and staircase rising to the first floor. The formal dining room has a fireplace with stove and offers space for entertaining, while the principal living room is both expansive and inviting, with a wood burning stove and French doors opening directly onto the gardens and framing uninterrupted rural views.

To the rear, the kitchen and breakfast room forms the social heart of the home, an impressive open-plan environment centred around an island, designed equally for family life. There are a range of fitted units with worksurfaces, range style electric oven with hob, a cooker hood, integrated dishwasher, wine cooler, microwave and space for a fridge freezer. Direct access to the gardens enhances the connection between indoor and outdoor living. From here, internal access leads to the heated triple garage, complete with three electric roller doors, a pedestrian door to the rear and wiring provision for electric vehicle charging.

Upstairs, a galleried landing with full-height glazing floods the space with natural light and creates an architectural focal point. The principal suite is exceptional in scale, featuring a walk-in dressing room, en-suite bathroom and French doors with Juliet balcony capturing tranquil countryside views. Four further bedrooms are arranged across this level, including a dual-aspect guest suite. A contemporary family bathroom completes the accommodation.





OUTSIDE

The grounds are a defining feature of Higher Well House. Expansive lawns, open outlooks and mature boundaries provide a sense of space and privacy. Within the grounds are a well-appointed holiday lodge and a charming shepherd's hut, currently generating income and offering further versatility for guests or extended family. Additional outbuildings provide practical storage and dedicated workspace potential.

Over the past eight years the property has undergone comprehensive refurbishment, with updated plumbing, electrical systems, and solar panels with battery storage.

DIRECTIONS

what3words ///overhaul.slam.daydream

SERVICES

Mains electric. Sceptic tank drainage. Mains water supply. Oil fired central heating system. Underfloor heating in reception hall, kitchen and dining room.

Owned solar photovoltaic (PV) panels with excess generation fed back to the grid and battery storage.

Broadband - Superfast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

MATERIAL INFORMATION

The seller has advised that there are Tree Preservation Orders within the grounds.

The seller has advised that income of circa £30,000 per annum is currently being generated from holiday letting the Holiday lodge and Shepherds Hut.

Dorset Council 01305 251010
Council Tax Band E



For identification only - Not to scale

The image displays three detailed floor plans for a property, color-coded by room type: grey for garages/summer houses/stores, green for bedrooms, yellow for living/dining areas, and blue for bathrooms/kitchens.

GROUND FLOOR

- KITCHEN / BREAKFAST ROOM:** 20'8" (6.31') x 14'6" (4.43')
- TRIPLE GARAGE:** 29'6" (8.99') x 19'7" (5.97')
- ENTRANCE HALL:** Includes stairs leading UP.
- DINING ROOM:** 16'1" (4.89') x 9'11" (3.01')
- SITTING ROOM:** 22'8" (6.90') x 16'1" (4.91')
- BEDROOM:** 10'6" (3.19') x 6'5" (1.95')
- SUMMER HOUSE:** 9'9" (2.97') x 7'11" (2.42')

FIRST FLOOR

- BEDROOM 1:** 29'3" (8.91') x 19'5" (5.92')
- BEDROOM 2:** 14'6" (4.43') x 13'9" (4.20')
- BEDROOM 3:** 9'7" (2.92') x 9'1" (2.76')
- BEDROOM 4:** 10'8" (3.24') x 8'11" (2.72')
- BEDROOM 5:** 9'9" (2.97') x 8'5" (2.56')
- BEDROOM 6:** 10'6" (3.19') x 6'5" (1.95')
- SITTING ROOM:** 11'11" (3.64') x 10'10" (3.30')
- W.I.W. (Washroom/Toilet):** Located between Bedroom 1 and Bedroom 2.
- DOWN:** Stairs leading down.

OUTBUILDING 1

- STORE:** 10'4" (3.16') x 9' (2.74')
- OFFICE:** 9'1" (2.77') x 8'1" (2.47')
- STORE:** 10'5" (3.18') x 9'6" (2.90')

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

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1421625



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