



The White House, Dulcote, Wells, Somerset

A charming and well-presented 17th century Grade II former inn, with ancillary accommodation, situated in this very pretty village about one mile south east of Wells.

Summary of accommodation

Ground floor Entrance Hall | Sitting room | Family room | Library Study | 40' Breakfast kitchen/dining room | Bedroom | Shower room | Utility room | Two staircases

First floor 5 bedrooms | Bathroom | Shower room

Outside Detached one bedroom barn | Detached double carport/garage/workshop with ancillary accommodation over | Attractive gardens | Generous parking

Distances

Wells 1.2 miles | Bristol 22 miles | Bath 21 miles | Castle Cary Rail Station 10 miles

Bristol Airport 17 miles | M5 (J22) 14 miles (All distances are approximate)

Description

The White House is a charming and atmospheric house situated in this much sought after village only about one mile from Wells, the smallest city in England. A walk within 50 yards of the property, across farmland, leads to the centre of Wells.

The present owners purchased the property in 2014 and have since considerably and sympathetically updated and redecorated the house, including fitting a new roof, boiler and updating the electrics and heating systems. All period features have been retained. There are flagstone floors, exposed stone walls, period and inglenook fireplaces, window seats and beamed ceilings. A new purpose designed wood painted kitchen was installed as well as the bathroom and shower rooms replaced. The interior is charming, and the atmosphere warm and friendly.









In addition, a detached barn was converted into a very attractive one bedroom unit and the loft over the garage/carport, converted into contemporary additional accommodation. On the ground floor of the farmhouse is a bedroom and shower room with separate access and together the three units, until recently, have been run as a very successful B&B business.

The interior is full of character and the rooms well proportioned. The comfortable sitting room has a period fireplace fitted with a log burning fire. The family room has a fireplace with period cast iron grate. The library has a flagstone floor and one wall fitted with floor to ceiling bookshelves, and the study has a cast iron grate and beamed ceiling. The 40' breakfast kitchen/dining room with stone floor and second staircase is superb. It is designed in a traditional style with a central island and integrated appliances include a range Stoves cooker, dishwasher, wine cooler, microwave and cabinet fridge/freezer.

Both staircases rise to one landing. There are five bedrooms, a bathroom and shower room.



Outside

The White House is approached through a gated entrance and onto a gravel drive beside the barn and in front of the carport/garage, providing parking for a number of cars.

The very attractive garden lies to the south of the drive with a west facing aspect, screened by a stone wall and mature hedgerow. It has been designed by the owner to give all year round colour and interest. There is a level shaped lawn with borders planted with many interesting shrubs and plants. Trees include Ginkgo, Magnolia, Pink Elderflower, and Acer. Immediately outside the rear of the house is a paved area, facing south and west, ideal for entertaining. To the west is the original stone well, and stone steps lead up to a stone terrace with built in stone bench and sheltered barbecue area. From the main garden, a central arbour adorned with a climbing rose and clematis leads into a wildflower garden with fruit trees which include Apple, Pear, Plum, Greengage, Quince, Cherry and Apricot.

The Barn

The well converted barn provides an attractive open plan sitting room with kitchen area fitted with units and integrated appliances, double bedroom and shower room. Outside is a paved area with pergola.

The Loft

The loft space over the double carport and garage/workshop is approached over an external staircase to the south. It is an attractive and contemporary conversion with a vaulted ceiling. There is a bed sitting room and a separate breakfast room with units, without sink or cooker, and a wet room.

Directions (BA5 3NU)

From Wells take the B3139 for about 1.2 miles. When in Dulcote, the entrance to The White House is seen on the right-hand side.





Property information

Services: Main water, electricity and gas connected. Private drainage. Gas fire central heating. Underfloor heating to the breakfast kitchen and shower room. The Barn has gas fire central heating and The Loft has electric heating. Broadband provided by Truespeed.

Local Authority: Mendip.

Council Tax Band: F

Tenure: Freehold

EPC: D

Guide Price: £1,450,000

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

Main House = 281 sq m / 3,024 sq ft

Garage = 56 sq m / 602 sq ft

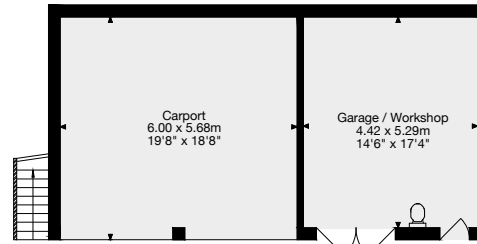
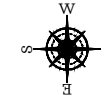
Annexe 1 (above Garage) = 52 sq m / 559 sq ft

(Incl. Areas of Restricted Height)

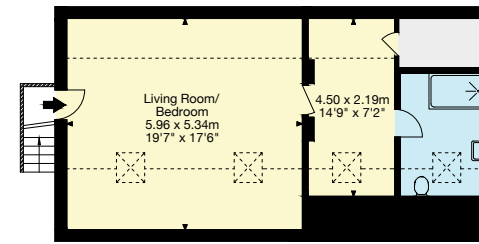
The Barn = 38 sq m / 409 sq ft

Total Area = 427 sq m / 4,594 sq ft

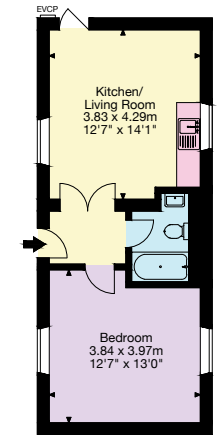
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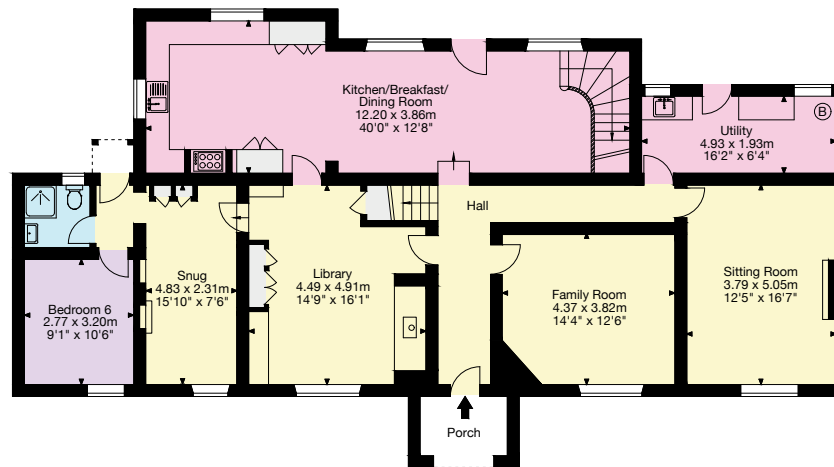
Garage Ground Floor



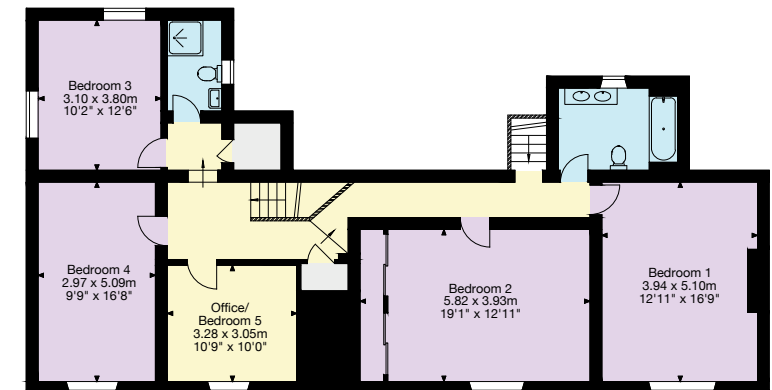
First Floor (Annexe)



The Barn



Ground Floor



First Floor

Knight Frank Bristol
1 The Mall
Clifton
BS8 4HR
knightfrank.co.uk

I would be delighted to tell you more
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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