



THE PARLOUR, WELLESLEY PARK, DULCOTE, WELLS, BA5 3QB.



**THE PARLOUR,  
WELLESLEY PARK, DULCOTE, WELLS, BA5 3QB.**

An exceptional property within the renowned Wellesley Park in beautiful, quiet countryside within a few minutes of Wells.

Wellesley Farm, redeveloped from a Farmstead, includes a small number of individual properties, together with great amenities, all set in 17 acres of beautiful countryside, close to Wells.

The Parlour has full residential planning consent whilst currently used as a highly successful holiday let. The exquisite accommodation includes a large open plan living area and kitchen, a cloakroom, 2 bedrooms and 2 bathrooms.

The Parlour has its own private garden, parking and full benefit of the exclusive park amenities including the library, gym, tennis court and the Spa with its large indoor swimming pool, steam room and sauna.

**Price guide £400,000**

**Location**

Wellesley Park is just under 2 miles from Wells in a quiet tranquil position in some of the most beautiful countryside of the county. The gentle hills around North Wootton are absolutely delightful and are very accessible with many footpaths and bridleways.

This is a private estate of around 17 acres which has been superbly redeveloped creating a small number outstanding individual properties together with unique facilities including a lake, tennis court and spa with a large indoor swimming pool, sauna, steam room, reading room and gym. All facilities are exclusively for the occupants at Wellesley Park.

All the properties have been developed within the original holding and whilst are virtually entirely new constructions they combine the style and character of period buildings with contemporary architecture and high-tech features. All have their own individual, mainly enclosed private gardens set amongst the landscaped communal gardens and grounds.

The Parlour is a corner property with views to the central courtyard on one side and Wells Cathedral and the Mendips on the other.



RODERICK THOMAS



### Description

The property is highly appealing, very comfortable and well furnished. On the ground floor is oak flooring and an open plan living area and kitchen plus a cloakroom.

The living area is very light having a double aspect, space for sofas, dining table and chairs whilst the kitchen area is well fitted and appointed. It has a good range of units and granite work surfaces with breakfast bar. Appliances include a cooker with gas hob, fridge and freezer, dishwasher, combined washer/dryer and under cabinet lighting.

The first floor has two double bedrooms with built in wardrobes. One of the bedrooms overlooks the central courtyard and has an en suite shower room with basin, wc and shower. The second bedroom has views to Wells Cathedral.

There is also a family bathroom with basin wc and a bath with a shower above.

The en suite and the bathroom are attractively tiled throughout and have thermostatic dual fuel towel rails.

Building materials were sourced locally wherever possible, and the property retains many of its original features including local stone and carefully recycled roof tiles and timbers. Technical details include

- under floor heating with programmable LCD wall thermostats
- double glazed hardwood windows
- programmable mood lighting
- LPG gas is metered per property and charged separately
- Domestic electricity is metered
- Domestic water supply is metered

The Parlour has its own private garden with natural stone patio and flowerbeds with a mix of deciduous shrubs and evergreens. The garden wraps around the side of the property making it one of the larger ones on the estate and giving it a lovely outlook across fields to Wells Cathedral and the Mendips beyond.

The property has two allocated parking spaces and there is additional visitor parking located on site.

The amenities including the communal gardens, spa, swimming pool, gym, library and tennis court have been well maintained since the outset and are for the exclusive use of the residents at Wellesley Park.





## TENURE, CHARGES & OTHER POINTS

The property is leasehold (987 years remaining) with the freehold of Wellesley Park held by the owners of the properties who currently set a service charge of around £6,000 p.a.

There is no restriction of occupancy for The Parlour

Holiday Lettings - The present owners have used the property very successfully for holiday lettings. Further details are available from the agents.

Council Tax Band E. EPC rating

### ***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 .*

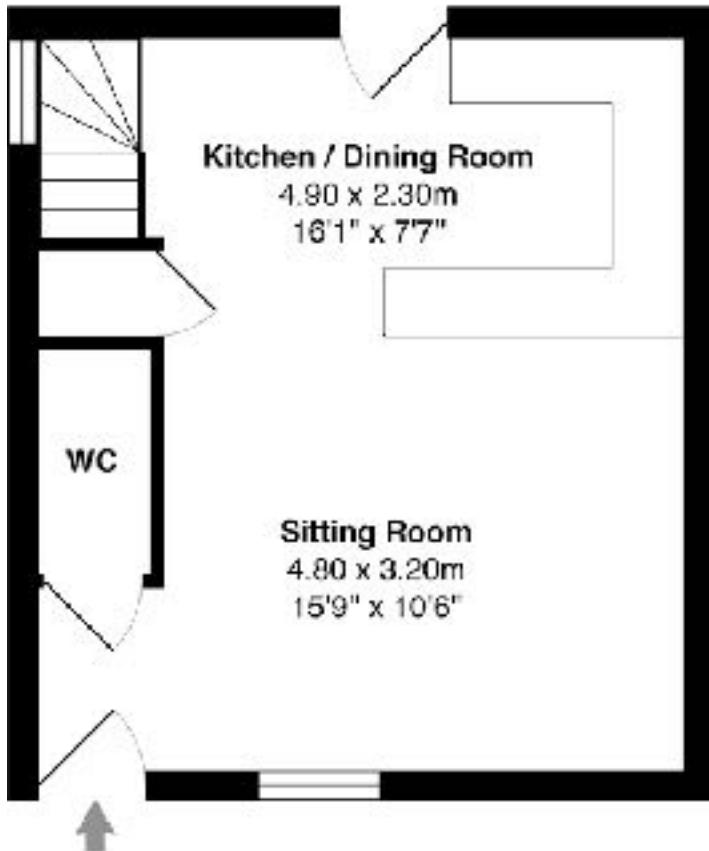
*Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35 minutes drive away.*

### **Directions**

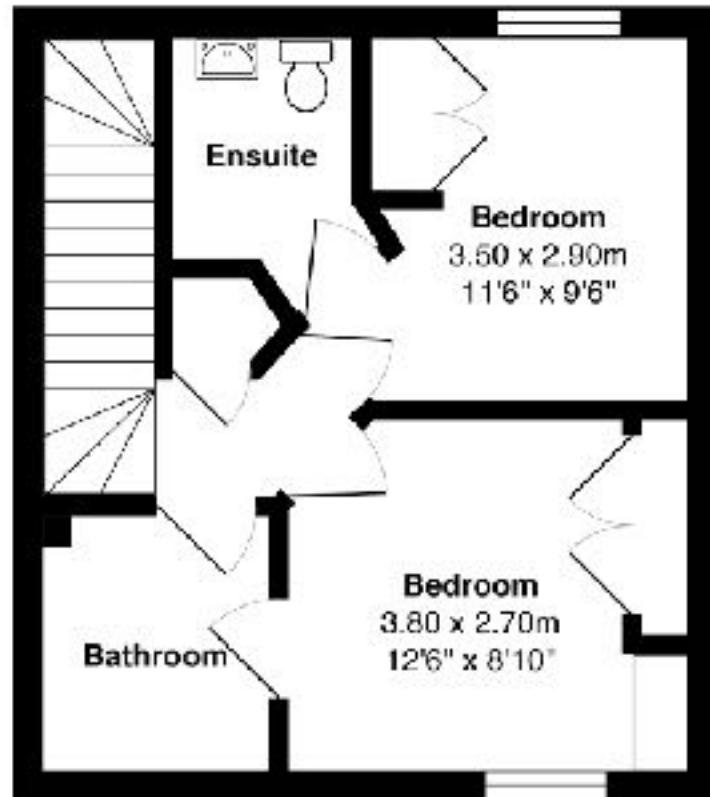
From our Office continue straight on to a roundabout. Turn left, pass Morrisons, continue for half a mile out of Wells and take the first right. Continue, ignore the first left, continue and take the next left. The gated entrance to Wellesley Park is a few hundred yards on the left.



# The Parlour



**Ground Floor**



**First Floor**

**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.

