

THE MODERN HOUSE



*Wells, Somerset
Sold*

Bennetts Lane

Surrounded by almost four acres of gardens and rewilded meadow planted with trees, this superb modern house and cabin have been cleverly conceived to optimise the peaceful, secluded position in the Somerset countryside, five miles east of the city of Wells. Built in 2019, the internal living space of over 4,760 sq ft extends across one expansive storey, where pitched roofs and expansive glass walls characterise the beautifully light modern interior. Critical to the overall design, the house has excellent eco-credentials, built to exacting Passivhaus standards with triple glazing throughout. It features a ground source heat pump, an MVHR system, a rainwater collection system and a bio-digester treatment plant. Additionally, a productive vegetable plot and orchard are set within the grounds, alongside a self-contained timber-framed cabin, which currently draws a profitable holiday-let income.

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The Tour

Lying low in the landscape, the discreet architectural profile draws inspiration from the agricultural vernacular. The approach is via a quiet country lane, leading into a long, private, gated driveway, where there is an excellent provision of parking for multiple vehicles alongside the integral garage. The façade is formed of slender Siberian-Larch cladding, drawing a soft yet striking profile against the verdant backdrop.

Entrance is to a beautifully light timber-framed atrium, creating an immediate connection between the interior and exterior space, with timber-clad walls creating a warm aesthetic, softly illuminated by a wall of translucent polycarbonate.

The primary living spaces are arranged in a predominantly open plan, with micro cement and underfloor heating running underfoot; exposed timber beams follow the pitched line, creating a sense of space and volume. Bespoke ply joinery lines the length of one wall, forming an excellent provision of hand-crafted storage and creating a natural division between the dining and living areas.

Sliding glass doors by Internorm extend across the far wall, emphasising the garden views and making wonderful use of spaces that attract the most sunlight. This part of the house opens directly onto the rear terrace, creating constant communication with the changing landscape.

The bespoke kitchen is characterised by clean lines of joinery, topped with brushed stainless steel, and appliances built neatly into handmade cabinets; deep skylights allow an excellent quality of light to penetrate the central plan. Designed to balance both entertaining and the practicalities of everyday family life, the central island and breakfast bar creates an open, sociable layout, looking onto the dining area, which is positioned centrally.

At the opposite end of the plan, there is a more intimate, snug or living area, with a modern vented log-burning stove forming a natural focal point and expansive triple-glazed picture windows. Adjacent to the kitchen is a large studio or home workspace, with sliding glass doors onto the gardens from here. A large pantry and a utility space lie to one side.

The four bedrooms run the north-easterly length of the house, accessed via a corridor illuminated by skylights. Each room is replete with strategically placed tilt and turn doors, providing access to the garden. The main bedroom also has an adjoining dressing room alongside an en suite bathroom. The family bathroom is positioned centrally and follows a similar aesthetic, with micro cement on the floors and walls.

The integral garage, fully insulated and triple-glazed, offers great versatility of use, currently organised as a workshop and fitness area, but easily convertible to additional living space. Three phase has been installed. Also, to note, the new owners would inherit RHI payments for a further four years.

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Outdoor Space

Covering almost four acres, the surrounding gardens are extensive, with beautiful views of the surrounding open fields and landscape. Decked terraces provide a quiet, sunny position to eat and drink outside in warmer months, raised beds form the productive vegetable plot, and a new orchard has been planted. A wildlife pond is set centrally, with sedge grasses attracting wild ducks, heron and buzzards, swifts and dragonflies.

Rows of mature specimen trees along the boundary create a sense of privacy and seclusion. Around two acres have been turned over to rewilding, now in its third year, resulting in abundant meadow grasses and wildflowers appearing each spring. Newly planted trees include native willows and alders planted around the pond, together with clusters of field maples, hornbeams, silver birch, and Japanese elms.

The black timber-framed cabin has been purposefully orientated against prevailing winds. It is currently used as holiday accommodation or overflow sleeping space for guests. The bedroom lies off the open-plan living space and kitchen, with a bathroom set to one side and a separate veranda.

The Area

Binegar is a small hamlet with a tiny church and a traditional pub with a cider back bar, the Horse and Jockey, which is a ten-minute walk from the house. The village of Gurney Slade is slightly further away and has a post office and local shop. The local area is renowned for extensive walking and cycling routes around Stockhill and Blackdown.

The independent shops, cafes and restaurants in the city of Wells can be reached by car in around ten minutes. Both Bath and Bristol are about forty minutes' drive. Glastonbury town centre is just over twelve miles away. In addition, Frome, Bruton and the highlights of Hauser & Wirth Somerset, Osip, The Old Pharmacy and The Newt are easily reached by car.

This part of Somerset is mainly well served by excellent schools. Millfield, Hazlegrove, The Blue School at Wells, Wells Cathedral School, Downside, Sherborne and the Kings Bruton School are all within easy driving distance.

Direct train services to London Paddington are accessible via Castle Cary, a 20-minute drive away, with a journey time of 86 minutes. The national motorway network is via the A303 (M3), and Bristol Airport is easily reached in around 30 minutes by car.

Council Tax Band: G

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.