



GIBBINS RICHARDS 
Making home moves happen

Hayloft Monument Road, Wellington Hill, Wellington TA21 9NU
£365,000

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A picturesque three bedroom end of terrace barn conversion, offered to the market in an outstanding cosmetic condition, having benefitted from an updated bathroom and redecoration in recent times. Boasting a wonderful, attractive and private plot, with a driveway to the front. An internal viewing is highly recommended.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

Hayloft offers the best of both worlds. A rural setting with attractive garden, open countryside all around and some lovely views, along with being just a mile away from Wellington town centre. A rare opportunity - properties with these attributes are scarcely available!

CHARMING THREE BEDROOM BARN CONVERSION
HUGELY ATTRACTIVE PLOT, EXCEPTIONAL CURB APPEAL
DRIVEWAY FOR TWO VEHICLES
EXCELLENT COSMETIC CONDITION
GLORIOUS COUNTRYSIDE ON THE DOORSTEP
EASY ACCESS TO WELLINGTON & M5
INTERNAL VIEW HIGHLY ADVISED





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Entrance Hall

Living Room 12' 3" x 11' 1" (3.73m x 3.38m)

Kitchen / Diner 18' 6" x 7' 3" (5.63m x 2.21m) With integrated cooker and induction hob

Garden Room 10' 5" x 6' 9" (3.17m x 2.06m)

Bedroom One 13' 0" x 12' 9" (3.96m x 3.88m)

Bedroom Two 13' 0" x 8' 2" (3.96m x 2.49m)

Bedroom Three 8' 1" x 7' 7" (2.46m x 2.31m)
Currently opening into bedroom one, as a walk-in dressing room. Originally a spacious single bedroom.

Family Shower Room 8' 6" x 5' 9" (2.59m x 1.75m)
Boasting an array of contemporary fittings

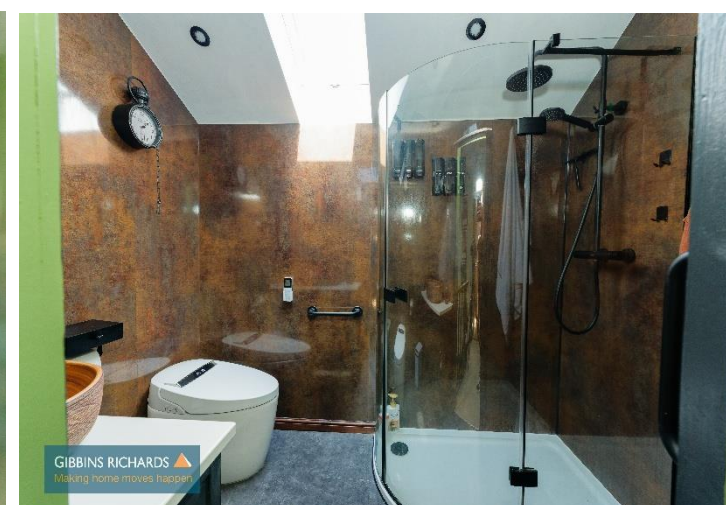
Outside: The property offers a spectacular 'curb appeal', with an attractive and private front & rear garden, glorious on a sunny day. There is a driveway for two vehicles, whilst there are views across open countryside and wonderful walks all around.



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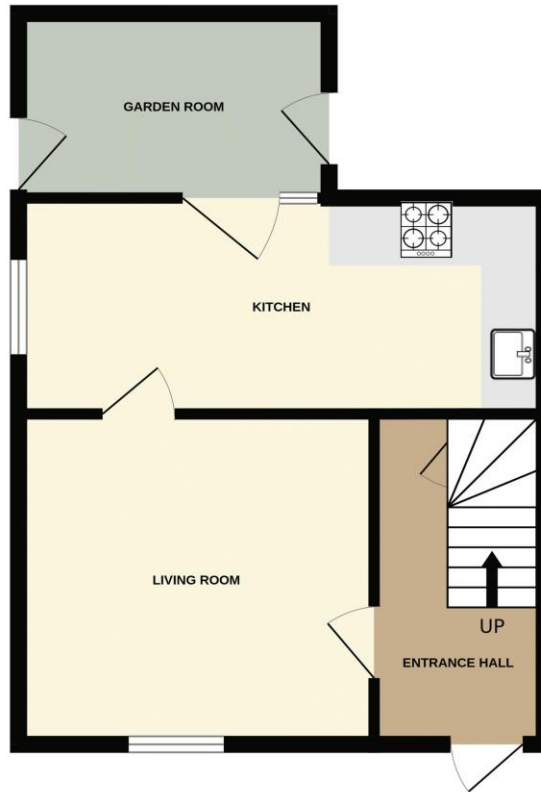


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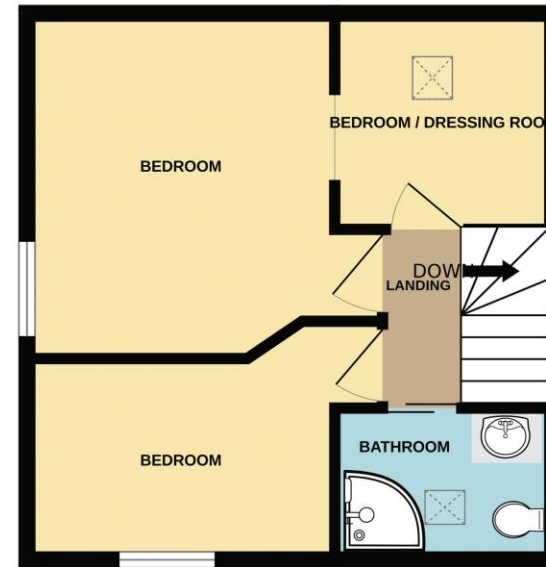


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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