



The Infant School, Crosslands, Wellington, Tonedale, TA21 0AS
£350,000

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Historic Building / Off-Road Parking / Large Windows

A unique former infant school, sympathetically converted to provide a characterful three-bedroom home arranged over two floors. Situated within the historic Tonedale area of Wellington, the property offers spacious accommodation, an attractive garden and off-road parking for two vehicles.

The entrance hall leads to a cloakroom, utility room, kitchen and dining area, with stairs rising to the first floor. The dining area leads through to a particularly generous sitting room, providing an excellent principal reception space. All the ground-floor rooms are flooded with natural light through the large, tall windows.

To the first floor are three bedrooms and a family bathroom. Bedrooms two and three benefit from built-in wardrobes. Outside, the property enjoys front and side gardens, together with off-road parking for two vehicles. The property's former use as an infant school gives it a distinctive character and an interesting history.

Tenure: Freehold | Energy Rating: TBC | Council Tax Band: D

The property is situated within the historic Tonedale area, close to the former Tonedale Mills complex and other buildings of historic interest. It is also within easy walking distance of Wellington town centre, with local shops, bus services and cafés nearby. The River Tone, former canal paths and surrounding countryside provide opportunities for walks and outdoor recreation.

Approx 1251 Sq ft/ 116.4 sq m

Bright and airy

Character features

Off road parking for two vehicles

Upvc double glazing & Gas central heating

Historic building

Open plan kitchen/diner

Close to amenities & on a bus route

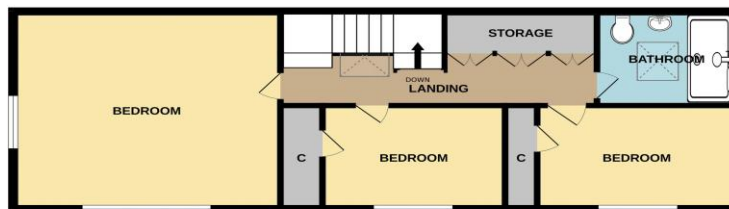
Accommodation

Entrance Hall	9' 0" x 8' 0" (2.74m x 2.45m)
Cloakroom	
Utility room	4' 5" x 6' 1" (1.34m x 1.85m)
Kitchen	9' 5" x 15' 11" (2.88m x 4.85m)
Dining Room	9' 0" x 14' 9" (2.74m x 4.49m)
Sitting Room	15' 10" x 14' 8" (4.83m x 4.47m)
First Floor Landing	
Bedroom One	15' 10" x 14' 7" (4.83m x 4.44m)
Bedroom Two	11' 10" x 6' 8" (3.60m x 2.03m)
Bedroom Three	10' 10" x 6' 8" (3.30m x 2.03m)
Bathroom	
Outside	Off road parking for two vehicles. Front garden with a nice shrub border and shed with power.

GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1253 sq.ft. (116.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metropix 02/2020

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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 £40 + VAT (£48) 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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