



GIBBINS RICHARDS 
Making home moves happen

The Old Quarry, Nynghed, Wellington, TA21 0BJ
Offers in the Region Of £585,000

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Fully refurbished to a high standard, blending modern comforts with the charm of its location, this detached bungalow is a unique gem. Positioned in an elevated spot within the former old quarry. The property boasts stunning views and space. Private driveway and generous parking, accommodating multiple vehicles and substantial garaging offering potential for conversion into an annexe, or useful studio, or simply for use as additional storage.

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

Nynehead is a small village known for its close-knit community and rural setting. Residents enjoy the best of both worlds, peaceful countryside living with easy access to the amenities of Wellington, just a short drive away. The village itself offers a village hall, church and beautiful walking trails, including those that explore the historic Nynehead Court and its surrounding parklands.

- A DETACHED FULLY REFURBISHED BUNGALOW
- OCCUPYING ITS OWN PLOT WITH PRIVATE DRIVEWAY AND
- GENEROUS PARKING AREA
- PEACEFUL, PRIVATE POSITION ENJOYING COUNTRYSIDE VIEWS
- SUBSTANTIAL GARAGING WITH POTENTIAL FOR ANNEXE CONVERSION/ STUDIO OR HOUSING LARGE EQUIPMENT / VEHICLES
- CONTEMPORARY KITCHEN BEING THE CENTRAL FOCUS OF THE PROPERTY
- TWO LARGE RECEPTION ROOMS ENJOYING LOTS OF NATURAL LIGHT
- THREE BEDROOMS
- MODERN SPACIOUS BATHROOM
- UPVC DOUBLE GLAZING AND LPG CENTRAL HEATING





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ENTRANCE PORCH

Kitchen/Breakfast Room 12' 11" x 12' 10" (3.93m x 3.91m)
Fully fitted kitchen, with Central Island.

Dining Room 19' 10" x 10' 10" (6.04m x 3.30m)

Sitting Room 19' 9" x 14' 10" (6.02m x 4.52m)

Bedroom One 10' 5" x 9' 7" (3.17m x 2.92m)

Bedroom Two 10' 5" x 8' 2" (3.17m x 2.49m)

Bedroom Three 10' 8" x 4' 8" (3.25m x 1.42m)

Bathroom

OUTSIDE

Accessed via its own private gated driveway which leads to a generous parking area. The property occupies its own plot, surrounded by beautifully landscaped gardens on multiple levels, thoughtfully designed to maximize every inch of space and provides many great entertaining areas: from intimate secret spaces, patios, decking, to larger open lawn housing a hot tub (Included). Perfect for hosting gatherings or simply enjoying the outdoors and relaxing.

GARAGE / OUTBUILDING 23' 6" x 19' 7" (7.16m x 5.96m)

GARAGE 18' 10" x 10' 7" (5.74m x 3.22m)



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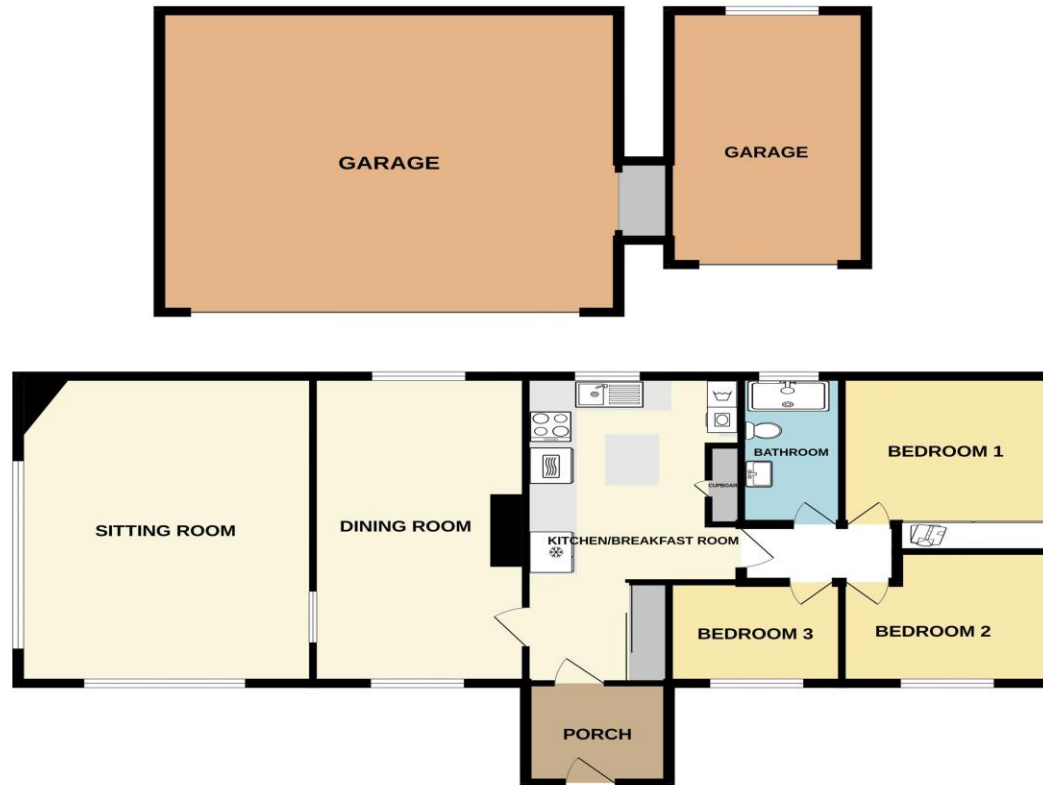


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GROUND FLOOR



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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