

HARWOOD

THE ESTATE AGENT

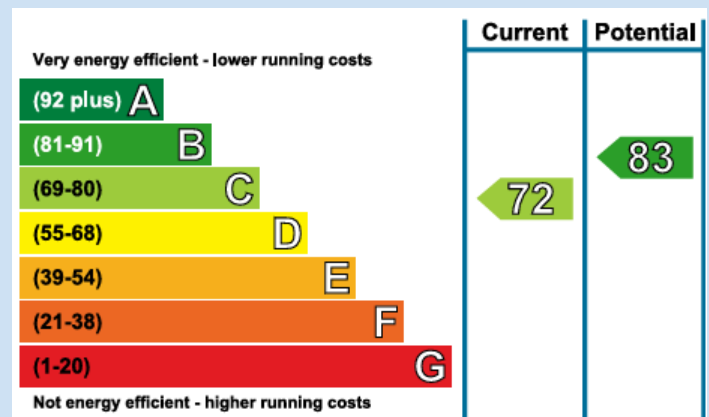
01952 881010

Hollybush Barn, Golf Links Lane, Wellington TF1 2DS



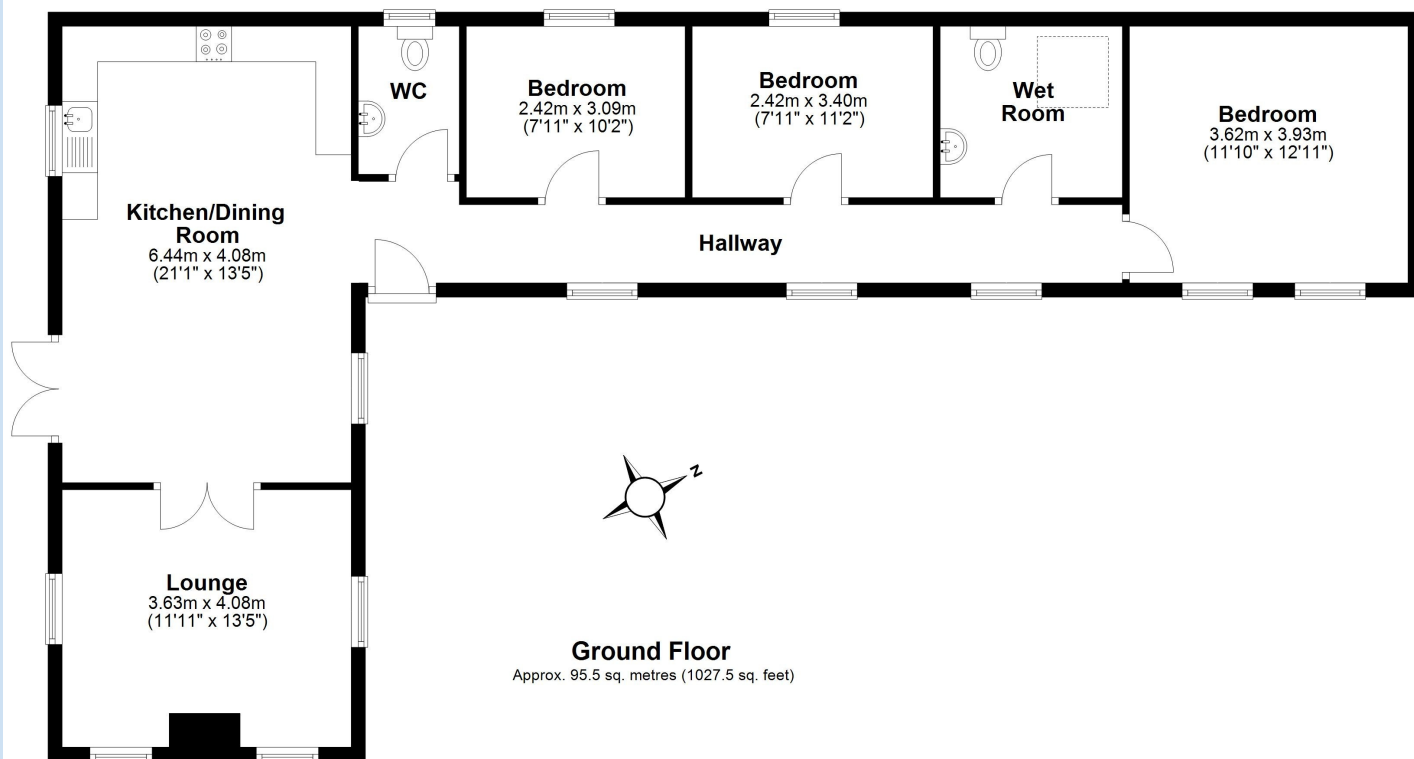
£ 4 9 5, 0 0 0 region

Located in one of Wellington's sought after areas, and offering easy access to amenities and the national motorway network. This well-arranged barn conversion offers a practical and comfortable single-storey layout, with all the thoughtful adaptations to benefit wheelchair users, including wet-room, safety flooring, widened door-frames etc. The extended accommodation is centred around a welcoming hallway that connects each of the main rooms. The lounge sits to one side of the property and provides a bright, relaxing living space. At the rear, the kitchen and dining room combine to form a generous open-plan area, ideal for everyday family life and entertaining, with direct access to the garden. Three bedrooms are positioned together, creating a clearly defined sleeping area separate from the main living spaces. A wet room and a separate WC serve the bedrooms and guests conveniently. The property also benefits from a recently installed boiler, providing efficient and reliable heating throughout. The layout is completed by useful internal storage and a natural flow between rooms, making the property suitable for a range of buyers including families, downsizers and those seeking single-level living. The south-facing gardens are landscaped and low-maintenance and the driveway offers parking for several cars.









Ground Floor
Approx. 95.5 sq. metres (1027.5 sq. feet)

Total area: approx. 95.5 sq. metres (1027.5 sq. feet)

Tenure Freehold **Council tax** Band E

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 13th April 2026