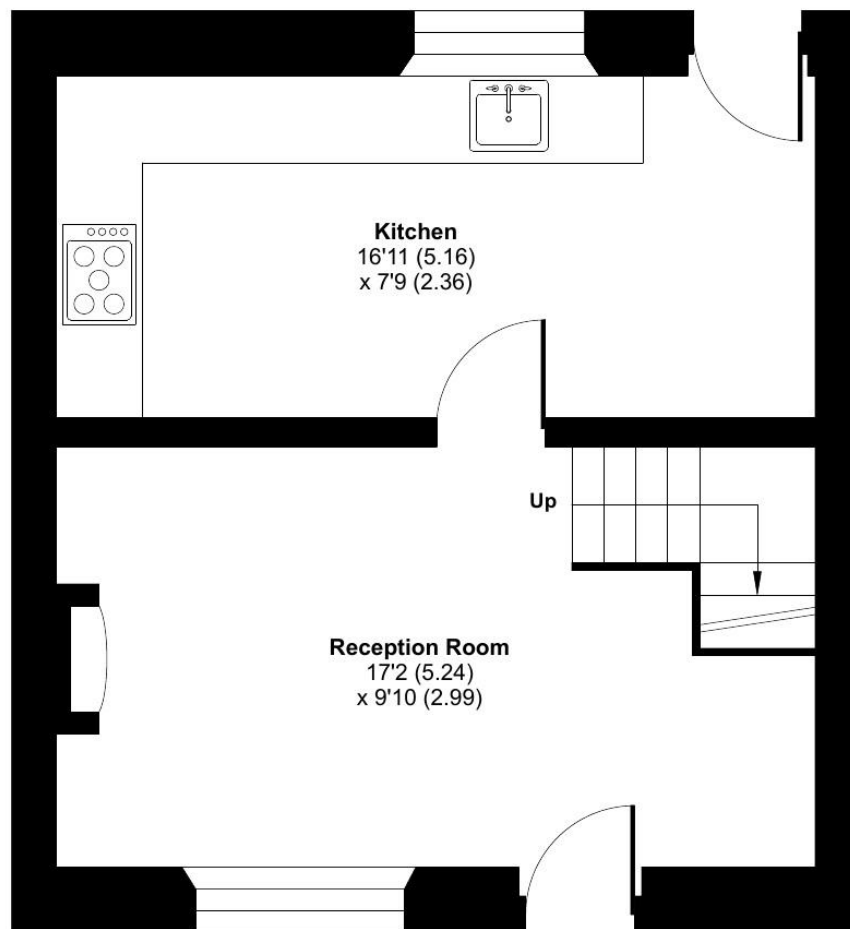


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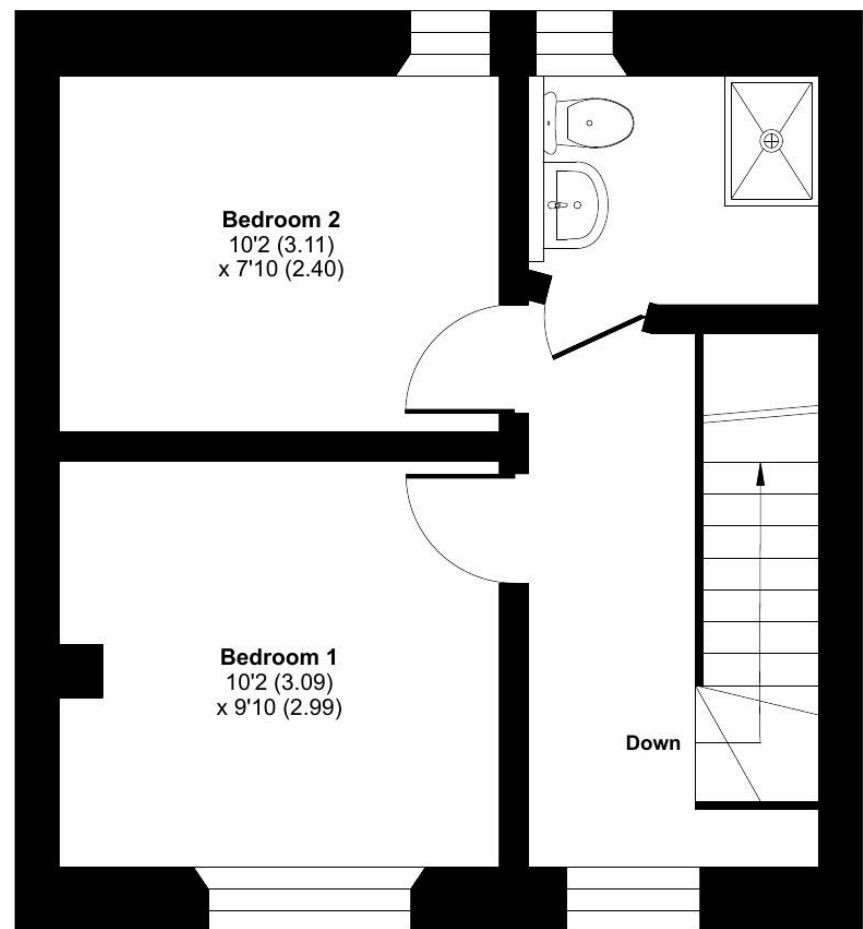
Malthouses, Runnington, Wellington, TA21

Approximate Area = 616 sq ft / 57.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

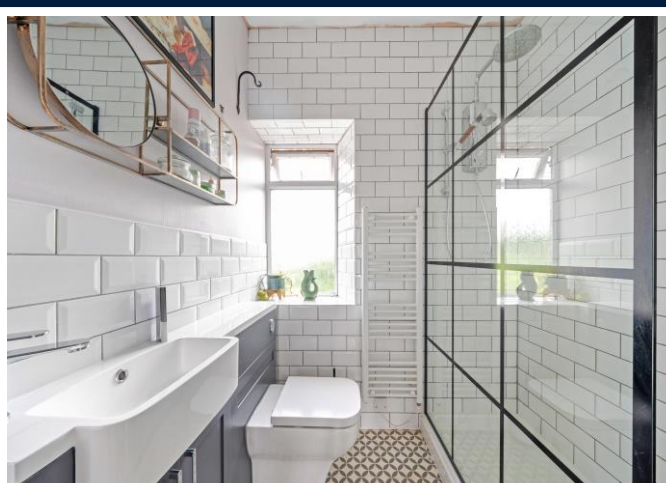
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1294388

1A Malthouses forms part of an old Malting Barn which was converted into four properties and benefits from parking, a south facing garden and several character features. Formerly comprising three bedrooms but now converted into a two-bedroom cottage by the current homeowner, this is a cosy home for an incoming family.

Positioned on the North side of Wellington with views to the Monument, the accommodation includes a stable door leading directly into the kitchen which is fitted with a range of Howdens units with contrasting worktops along with tiled splashback and space for all kitchen appliances. The sitting room is positioned to the rear of the cottage and benefits from views over the rear garden along with stairs rising to the first floor. The main feature of the sitting room is a central log burner sat on a stone hearth creating a real focal point to the room whilst a back door leads directly out into the garden.

To the first floor there are two double bedrooms serviced by the contemporary family shower room.

Externally the property sits on the peripheries of Wellington and enjoys distant views towards the Wellington Monument. There is one parking space and a south facing level garden which is predominately laid to lawn and enjoys an array of mature planting and an extended area of patio area all of which is fully enclosed. Warmed by electric heating and enjoying many features such as high beamed ceilings and deep windowsills, this is a rather unique property.



- Two bedroom cottage
- South facing level garden
- Exposed beams and feature log burner
- On the outskirts of Wellington
- Rural views
- Parking