

Stone House, 211 Holyhead Rd, Wellington TF1 2DP



£ 825,000 region

This stunning home stands out from the crowd, with its attractive half brick, half hand crafted stone construction. Situated in a row of premier properties along the Holyhead Road in Wellington, the spacious accommodation is accessed via the porch area to the side of the property (featuring guest cloaks), into the stylish kitchen/breakfast room with under floor heating, and many hi-spec additions including marble work surfaces, a Quooker tap and a cold water filter combined, there is also a large pantry adjacent to the kitchen. The lounge is of a generous size with a large bow window and there is an adjacent dining area, combining to provide a large light and airy feel. The office is situated at the front on the property accessed from the fabulous inner hallway showcasing a wine wall with feature lighting. The first floor offers three very well proportioned bedrooms with two beautifully designed bathrooms (both with under-floor heating), with a huge cinema room occupying the whole of the second floor with a useful shower room and large built-in wardrobe. The luxury additions include a Sonos surround sound system operating in the kitchen and bathrooms, there is a 6 monitor CCTV camera unit, electric metal gates with intercom, wooden plantation shutters to the front windows, Geberit taps and fittings in the bathrooms and toilets in total. There is generous driveway parking and a detached brick garage. The garden is well maintained, bordered by mature trees and screened from all sides, with a patio area for relaxing/outside dining and a large lawned area. A useful tool shed is located to the rear of the garage. There is excellent local schooling in the area with the Old Hall School of particular note. Access to the national road network is excellent, and Wellington also benefits from direct trains to London.









Tenure Freehold **Council tax** Band G

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 : 3rd October 2022