

OLD DAIRY

North End, Ashton Keynes, Wiltshire SN6 6QR



MOORE & ALLEN
— & INNOCENT —

OLD DAIRY

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Cirencester 5 miles, Swindon 11 miles, M4 (Junction 16) 10 miles,
Kemble Railway Station (London – Paddington 80 minutes) 5 miles

(all distances & times approximate)

A beautifully presented four bedroom barn conversion,
with flexible accommodation to include a self-contained
studio flat, stabling and pasture paddocks.

In all 7.23 acres (2.93 hectares)

For sale by private treaty as a whole



Situation

The Old Dairy is situated on the northern edge of Ashton Keynes village. Ashton Keynes is a thriving village which offers a good range of day to day facilities, including a village shop, a post office, pub, a well-regarded primary school and parish church. There are playing fields, tennis courts, cricket pitch/pavilion and a good selection of clubs and societies within the village. Both Cirencester and Swindon offer an excellent range of shopping and other facilities. Each town has primary and secondary schooling. Communications are excellent, with both the M4 and M5 motorways within easy travelling distance. Kemble Railway Station (5 miles) provides regular rail services to London (Paddington) of just over 1 hour.

The Property

The Old Dairy is a traditional, converted barn constructed of Cotswold stone elevations under a pitched blue slate tile roof. It has been finished to a high standard with great care and attention to its many character features. The house has recently been used as a holiday cottage and has provided an income of around £15,000 in the last 12 months. Part of the northern wing has also been used as a self-contained studio flat with a central door connecting it to the main house. The flexible accommodation of The Old Dairy allows the property to be either a versatile family home or a great investment opportunity.

THE ACCOMMODATION: A stable door opens into a large entrance hallway with tiled floor. Straight ahead is a double aspect kitchen/diner which is a great family space. There are stylish cabinets finished with hardwood worktops and built in appliances, a stone tiled floor and exposed beams. A glazed door opens to the courtyard garden. The sitting room contains a charming fireplace with red brick surround and a wood burning stove.

Off the entrance hallway are two double bedrooms, both with exposed beams, and a family bathroom with a modern white suite and airing cupboard. An internal door leads from the hallway to further living accommodation which can be utilised as a studio, ideal for a live in relative. Originally this space comprised the master bedroom complete with en-suite shower room plus a fourth bedroom. Recently, a kitchen has been installed to create a self-contained one bedroom studio flat but this could easily be removed again to restore the house to a spacious, four bedroom home.

OUTSIDE: To the side of Old Dairy is a large gravelled parking area from which access can be taken to the pasture paddocks. Adjoining the house to the rear is a pretty, landscaped courtyard garden with patio, flower borders, shrubberies and an apple tree. To the rear of the house is a secondary vehicular access to a garage and two parking spaces. This is shared with the adjoining properties The Chaff Barn and The Hidden Barn.

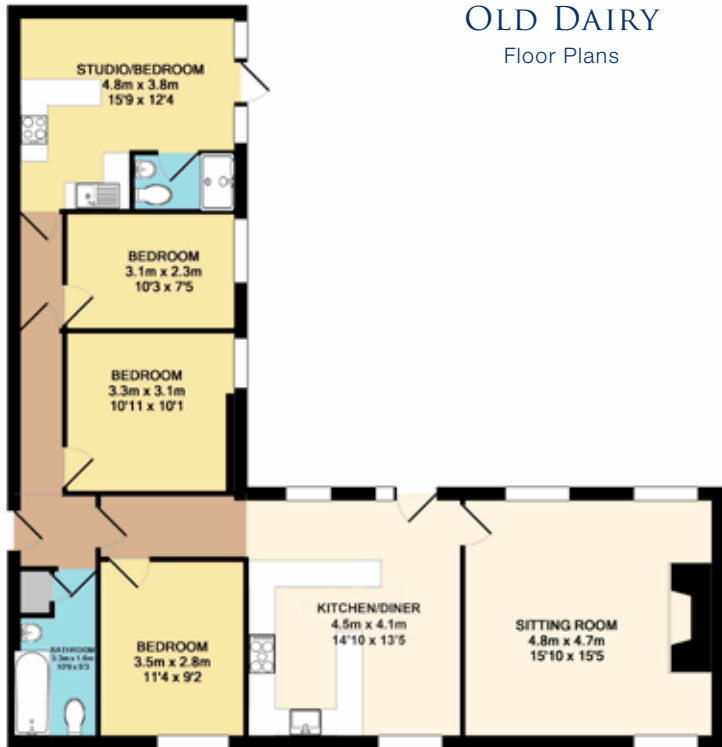
STABLE BLOCK: The purpose built timber stable block comprises three loose boxes and a separate fodder store/tack room. The stables are positioned on a concrete base and are connected to mains electricity and water. To the rear of the stable block are two lean-tos which are utilised as fodder stores.

PASTURE PADDOCKS: The four pasture paddocks extend to approximately 7.00 acres (2.83 hectares). In addition to the access from the Ashton Road, there is a secondary vehicular access into the paddocks from the Spine Road. The paddocks are split by post and rail fencing and are bounded by established hedgerows.

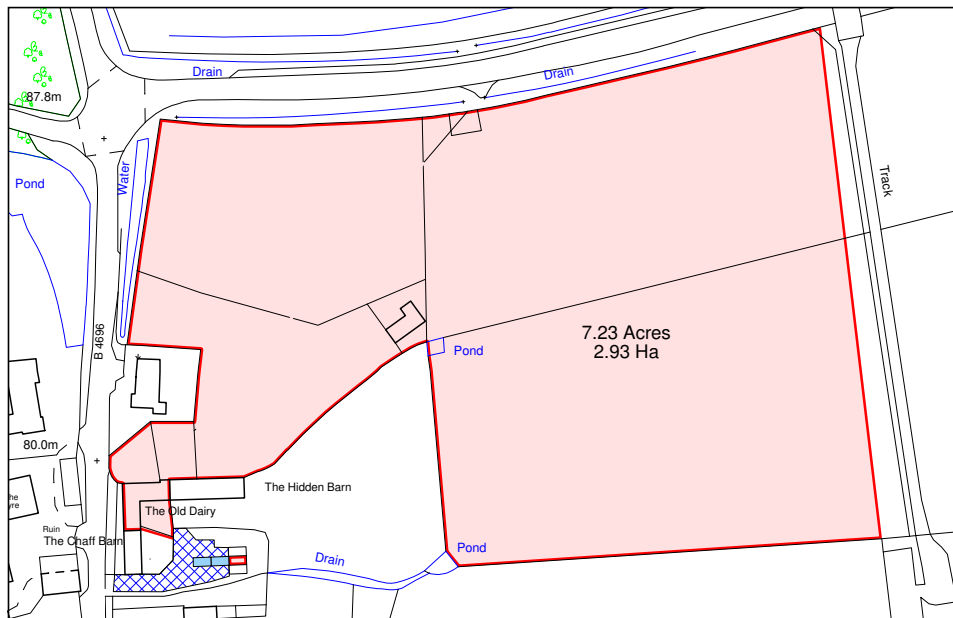
Please Note: These sale particulars have been prepared to provide a general description of the property. All plans are for identification purposes only and are not to scale. Appliances have not been checked. Services stated are assumed to be connected. We would advise that legal advice should be sought before committing to any purchase.

OLD DAIRY

Floor Plans



Total Floor Area:
100.7 Sq.m. (1084 Sq.ft.)
NOT TO SCALE FOR
IDENTIFICATION PURPOSES ONLY



Property Information

VIEWING: Strictly by prior appointment through the Selling Agents (01285 648115).

FIXTURES AND FITTINGS: Those fixtures and fittings not mentioned in the sale particulars are not included in the sale.

SERVICES: The Old Dairy and the stable block are connected to mains water and electricity. Drainage is to a private bio digester which is shared with two neighbouring properties. The house has a central, Aeroflow electric radiator system with separate thermostats for the main house and the studio.

LOCAL AUTHORITY: Wiltshire Council, Monkton Park, Chippenham SN15 1ER. Tel: 0300 456 0100.

COUNCIL TAX: The Old Dairy is registered in Band F for the Council Tax. Charges for 2017/18 are £2,347.54

TOWN & COUNTRY PLANNING: Wiltshire Council records show that a public footpath crosses the property. However, it has been agreed with the Ashton Keynes Parish Council that the footpath is now extinguished. It has not been used by the public for many years.

TENURE & POSSESSION: The property is offered for sale by private treaty with vacant possession on completion.

There is a right of vehicular access to the garage and to the two parking spaces over a shared driveway. This are is shown with blue cross hatching on the sale plan. There is a £30 monthly payment towards the maintenance of the shared driveway and the bio digester.

SELLER'S SOLICITORS: Wilmot & Co Solicitors, 38 Castle Street, Cirencester, Gloucestershire GL7 1QH. Tel: 01285 650551.



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