



Preston Barn & The Coach House

Preston, Ramsbury, Wiltshire, SN8 2HF





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Guide £1,500,000

A substantial Grade II listed detached barn conversion together with a beautifully designed self-contained cottage, situated in a plot approaching 1.4 acres.

Description

Preston Barn

The accommodation is of truly fabulous proportions with a cavernous feeling of space on various levels. With a wealth of exposed timbers, high ceilings, exposed brickwork and a central fireplace. A viewing is essential to fully appreciate the potential offered by this unique country home. Outside there is a generous gravelled driveway and formal gardens adjacent to The Barn. There is additional land laid to grass with trees, running alongside the river and, in total, the plot is approaching 1.4 acres.

The Coach House

The ground floor offers predominantly open plan accommodation comprising entrance and cloakroom area, a kitchen/breakfast room with French windows leading to a paved terrace overlooking the garden and two well sized reception rooms with wonderful natural light from distinctive picture windows. On the first floor there are two double bedrooms with vaulted ceilings plus added under eaves storage and a separate shower room. Outside there is a shared driveway with parking for two vehicles and an enclosed garden with a paved terrace, grass and borders.

Ramsbury

Preston is a hamlet on the outskirts of Ramsbury. Ramsbury is a pretty village set in the Kennet valley, an area of outstanding natural beauty. The village is situated between Hungerford and Marlborough and has a post office, local shops, a primary school, a doctors surgery and pharmacy. There is a bus service to Marlborough and Swindon with M4 access at junctions 14 or 15. The railway station at Hungerford has train service to London (Paddington).

Directions

From our office turn right down the High Street, left at The Bear Hotel and then turn right onto the B4192. Continue on this road for approx. 4 miles to Preston. Turn right into the lane by the Toll Cottage and Preston Barn and Coach House will be found along on the left hand side.

Preston Barn

- Reception Hall
- Study/Bedroom 5
- Split Level Sitting Room
- Dining Room
- Cloakroom
- Kitchen, Utility & Inner Hall
- Mezzanine/Bedroom 4
- Three Bedrooms
- Dressing Room
- Three Bathrooms
- Mature Gardens

The Coach House

- Entrance Area
- Cloakroom
- Kitchen/Breakfast Room
- Sitting Room
- Two Bedrooms
- Shower Room
- Driveway
- Garden
- Gas to Radiator Heating





Reception Hall

Floor to ceiling glass panels. Tiled floor.

Study/Bedroom 5

Exposed beams.

Split-Level Sitting Room

A fabulous part-vaulted room with exposed timbers and a central woodburning stove. Exposed brick work.

Dining Room

An impressive room with exposed beams and brickwork.

Cloakroom

With a wash hand basin and w.c.

Kitchen

Fitted with a range of cream fronted wall and base units with display cabinets, open shelving and plate rack. Integrated fridge, freezer and electric range cooker. Belfast style sink and granite work surface. Tiled floor. Space for a table. Exposed beams.

Utility

With a further range of units with granite worktops and gas hob. Door to garden.

Inner Hall

Staircase to:-

Mezzanine/Bedroom 4

Ideal as a playroom, study or potential bedroom.

Bedroom

Built-in wardrobes. Wash hand basin. Exposed beams.

Bathroom

Panelled bath with a marble surround, wash hand basin with a cupboard below, w.c. and bidet. Separate shower enclosure.

Stunning central staircase in oak to first floor

Bedroom Suite

With exposed beams.

Dressing Room

With fitted wardrobes.

Bathroom

With a free-standing bath, twin sinks, separate shower enclosure, w.c. and bidet.

Bedroom

Built-in wardrobe. Access to loft space.

En-Suite Bathroom

A white suite comprising panelled bath, wash hand basin with cupboard below and w.c. Built-in cupboard.

Outside

A five bar gate gives access to a generous driveway and parking area shared with The Coach House. There is a formal garden adjacent to The Barn laid to grass with topiary, mature trees and a paved terrace. In addition, there is land to the side with fruit trees and other mature trees running alongside the river. Garden sheds, one of which has a generator. The overall plot is approaching 1.3 acres and a particular feature of the property.

Please Note:

The thatch needs to be replaced and this has been factored into the Guide Price already.

Services

Mains electricity and gas. Private drainage. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



To view this property call Marc Allen Estate Agents on **01488 685353**

The Coach House

Entrance Area

Stairs to first floor.

Cloakroom

A white suite comprising w.c. and wash hand basin with storage below. Chrome finished heated towel rail.

Dining Area

Wood effect flooring. Radiator. Picture window.

Kitchen/Breakfast Room

Fitted with a range of Shaker style units with Quartz work surfaces over and matching upstand. Built-in electric oven, ceramic hob and extractor. Integrated fridge, freezer and dishwasher. Single drainer stainless steel sink unit with a mixer tap. Wood effect flooring. Space for a table. Radiator. Understairs cupboard. French doors to garden.

Sitting Room

Wood effect flooring. Radiator. Picture window.

Staircase gives access to landing

Bedroom 1

Part-vaulted ceiling. Radiator. Eaves storage.

Bedroom 2

Part-vaulted ceiling. Radiator. Eaves storage.

Shower Room

With a curved shower enclosure, wash hand basin with a drawer below and w.c. Chrome finished heated towel rail. Tiled floor.

Outside

There is a wide paved terrace leading to a mainly lawned garden with borders, enclosed by hedge and fencing. Side access. Outside lighting and tap. Parking for two vehicles.

Services

Mains electricity and gas. Private drainage. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included. Council tax band D.



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