



Farthing Lane, Lyneham, SN15 4PF

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- Detached Dwelling With Building Plot
- 0.55 Acre Plot
- Electric Gated Driveway
- Situated On A No Through Road Lane

- Three Bedroom Detached Chalet Style Bungalow
- Approved Plans - 4 Bed Detached House
- Semi-Rural Location
- Viewings Recommended

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Solitaire Farthing Lane Lyneham, SN15 4PF

£875,000

Offering a rare opportunity in the semi-rural setting within the village of Lyneham, this 3-bedroom detached chalet-style bungalow sits on a generous 0.55-acre plot and comes with APPROVED PLANNING PERMISSION to build a 4-bedroom detached house with a double carport. If you are searching for a property with incredible potential for expansion, this is an opportunity not to be missed.

Situated down a quiet, no-through-road lane, this property offers a private and secure setting. Upon arrival, you'll be greeted by an electric gated driveway that leads to ample parking to the side of the bungalow and to a detached workshop. The surrounding gardens are beautifully kept, with a tranquil orchard strip adding to the charm and providing an idyllic space to enjoy the outdoors.

But it's the development potential that truly sets this property apart. On-site, there is a substantial 1,100 sq. ft workshop, and with the approved planning permission in place for a new 4-bedroom detached house, complete with a double carport, the property offers exciting possibilities. This is an excellent opportunity for growing or multi-generational families who desire more space, or for investors seeking a project with great long-term potential.

With its combination of a charming detached bungalow, a prime semi-rural location, and the rare opportunity to build a new home, this property offers a rare and exciting opportunity.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band E For year 2024/25 = £2690.54

For information on tax banding and rates, please call Wiltshire Council

Application number - PL/2022/01451

Tenure

Freehold

Heating - Oil

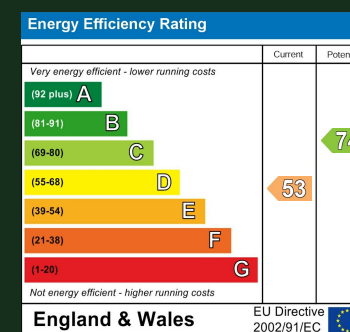
Electric - Mains

Water - Mains

Drainage - Septic Tank

Internet - Part-Fibre Connection available with speeds of up to 76 Mbps

Energy Efficiency Rating (England & Wales)

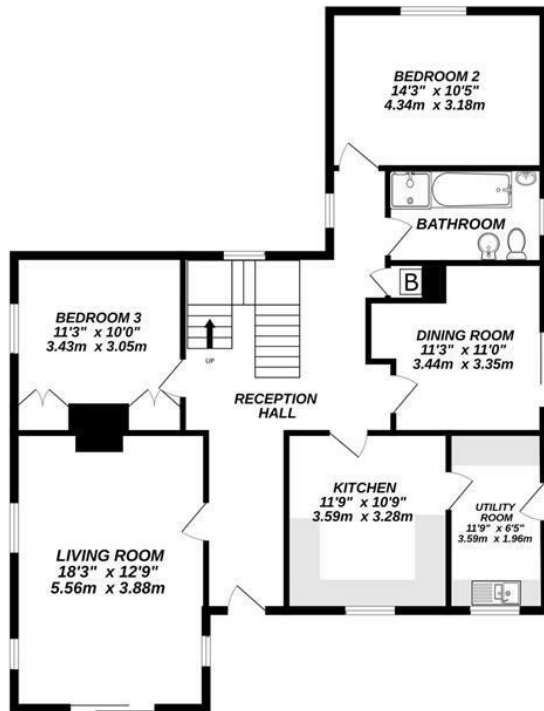




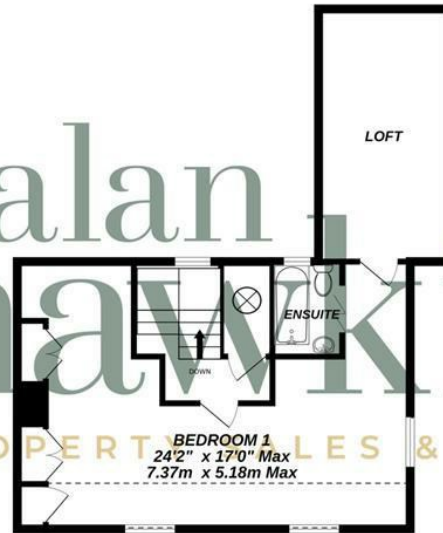




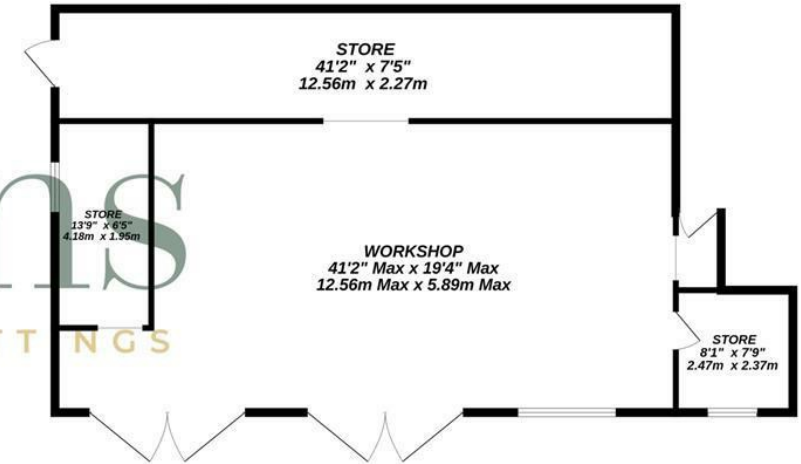
GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



WORKSHOP
1182 sq.ft. (109.8 sq.m.) approx.



1735 SQ FT EXCLUDING WORKSHOP

TOTAL FLOOR AREA : 2914 sq.ft. (270.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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