

Sunnycroft Barn

Edington, Westbury, Wiltshire

Sunnycroft Barn

Edington
Westbury
Wiltshire BA13 4PB

A superb barn conversion with a substantial range of outbuildings set within 6.91 acres of beautifully landscaped grounds.



6.91 acres (2.8 ha)

- Rural position set just outside of Edington
 - Beautifully landscaped grounds
- Modern, striking 3000sqft barn conversion
- Excellent range of outbuildings (8174 sq ft)
 - Accessible yet rural location

Guide price £1,750,000
Freehold

For Sale by Private Treaty

Devizes
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INTRODUCTION

Sunnycroft Barn is a striking modern barn conversion equipped perfectly for modern day living, set within a peaceful and undisturbed rural position.

The current owners have carefully designed every inch of the 3063sqft, accomplishing a modern, open plan home which has been finished to an exemplary standard.

Sunnycroft Barn offers a multitude of diversification options with a vast 8491sqft of outbuildings. Subject to the necessary planning consents these buildings could be utilised for several options including commercial use, agricultural use, equestrian use or potentially secondary accommodation.

SITUATION

Sunnycroft Barn is set in a private position just off Cowleaze Lane. There are four separate access points:

1. First and main access leads directly to Sunnycroft Barn whilst also allowing access to the buildings and land beyond
2. Second access leads directly to the farm buildings.
3. Third access is on the south westerly boundary allowing access to the land from Court Lane.
4. Fourth access is to the east of Sunnycroft Barn and provides access directly into the residential garden space.

Located just outside of the picturesque village of Edington, Sunnycroft Barn is surrounded by countryside whilst being under a mile of all local conveniences. It is in a very accessible spot with, Trowbridge, Westbury, Warminster and Devizes all within a 10-mile radius. Railway links are accessible at Warminster and Westbury offering a direct line to London Paddington in just under 80 minutes. Bristol International Airport is within 30 miles and offers several daily international flights. Whilst the A361, A303, A350 are all within close reach with the M4 being under 18 miles. The area has many comprehensive and private schooling options, Dauntseys school, Lavington School, Matravers School, Bitham Brook Primary School, Westbury C of E Junior School, Silverwood School, St Georges C of E Primary School, Devizes School to name a few are all within a 10-mile radius.



THE PROPERTY

An immaculate contemporary home dressed in Siberian Larch, Sunnycroft barn offers modern, open plan living with no detail left untouched. Internally the main entrance hall leads to the bespoke handmade oak staircase leading up to a gallery style landing. The first-floor hosts two very large double bedrooms, both with separate bathrooms and each with its own unique suntrap balcony.

There are a further two bedrooms on the ground floor, one of which is currently utilised as a study. The bedroom to the east of the ground floor provides excellent guest accommodation, boasting a very large dressing room, separate bathroom and double doors leading onto the landscaped lawn.

The ground floor has breathtaking views and provides light, open plan floor space. The bespoke kitchen has been carefully designed to cleverly conceal appliances whilst providing a chic finish.

The kitchen leads into the entrance hall which provides access into the study/fourth bedroom, useful utility room and downstairs WC. The utility room also has direct access into the workshop/garage.

Beyond the hallway lies the open plan dining room and well-appointed reception room. Both rooms boast fantastic views across the grounds and fields beyond. Central to both rooms is a bespoke designed fireplace, carefully placed to allow full use of both rooms when entertaining. Both rooms have the added benefit of patio doors which lead onto the gravelled area. This gravelled area wraps the whole way around the barn, with the eastern corner perfectly suited to alfresco dining.

Please see floorplan for accommodation and measurements.





Cowleaze Lane, Edington, Westbury, BA13

Approximate Area = 3063 sq ft / 284.6 sq m (excludes void)

Outbuilding(s) = 8174 sq ft / 759.4 sq m

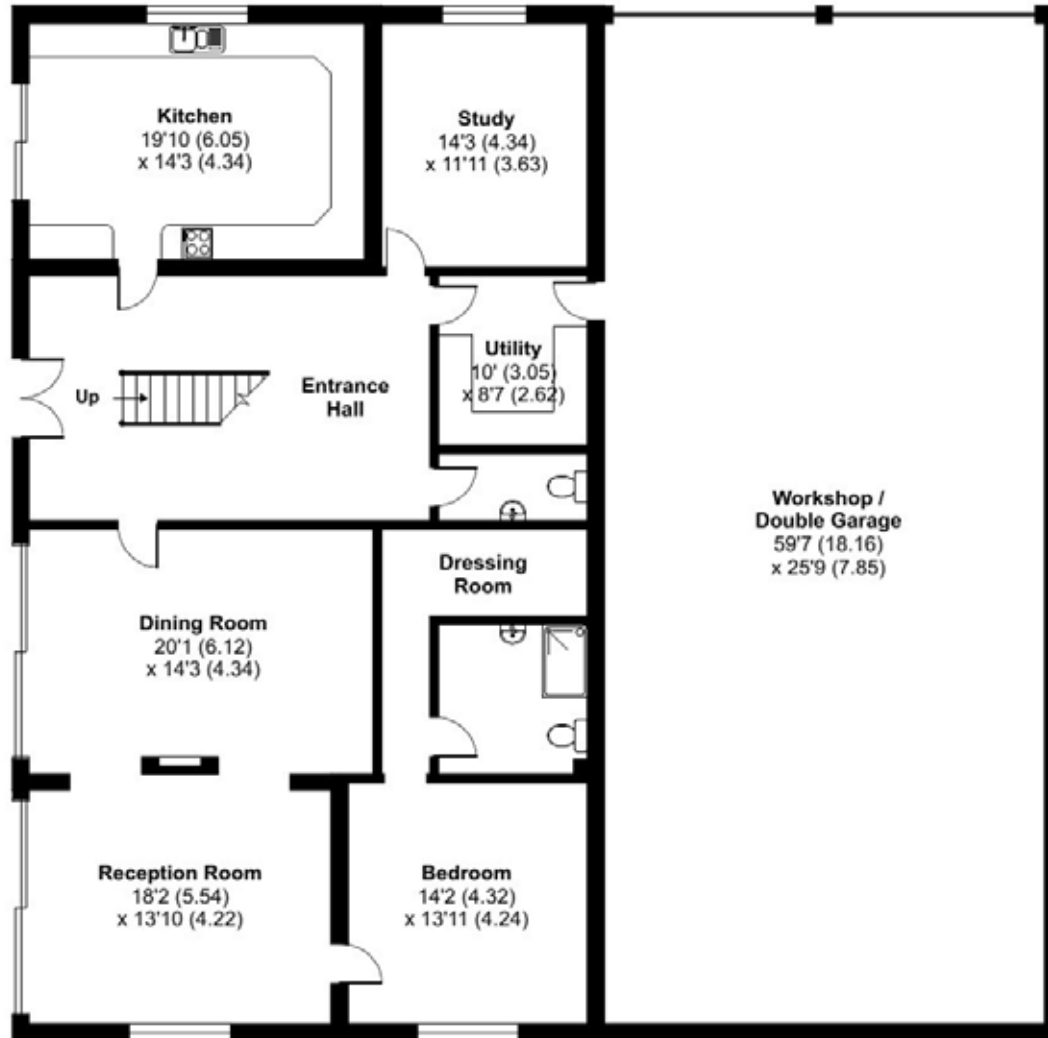
Garage = 1542 sq ft / 143.3 sq m

Limited Use Area(s) = 72 sq ft / 6.6 sq m

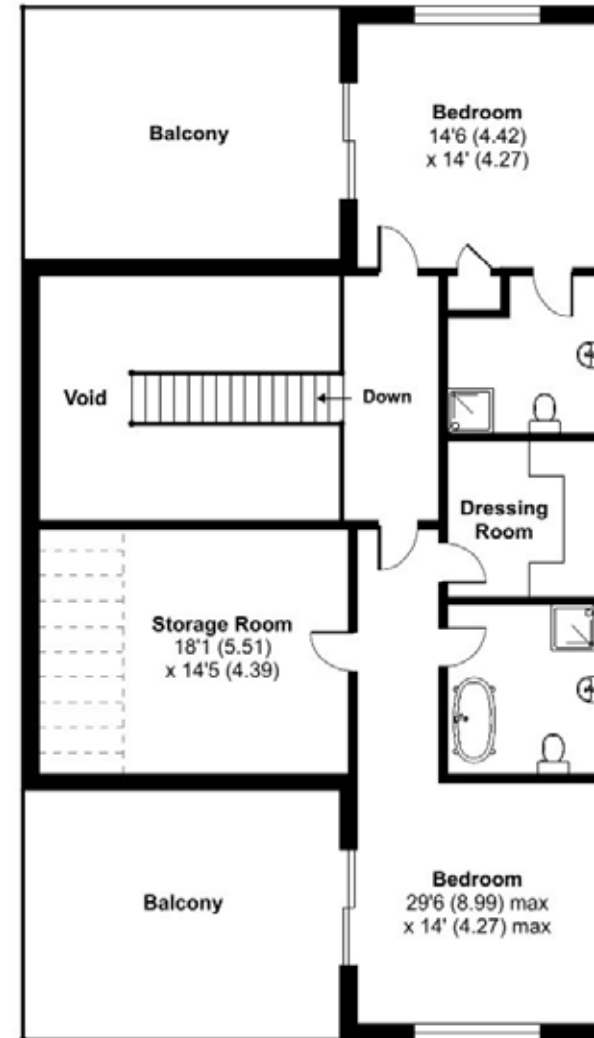
Total = 12851 sq ft / 1193.9 sq m

Denotes restricted
head height

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



THE LAND

Lying predominantly to the south of Sunnycroft Barn are the beautifully landscaped grounds. Initially, the immediate one acre garden wraps around the western elevation of Sunnycroft Barn and is currently laid to lawn. Bordered by hedgerows and interspersed with a variety of native and hand selected trees, the garden space also benefits from its own separate roadside access. Consideration could be given to installing a natural swimming pool, croquet lawn or simply to use as a large family garden.

The garden leads seamlessly into the landscaped grounds beyond, through several archways. The grounds are circa 5.42 acres and have been meticulously designed to accommodate both nature and aesthetic appeal. The walkable pathways have been carefully curated to lead you through the cherry, plumb, apricot, quince, pear and apple orchards, wildflower plots and areas of woodland. The interspersed areas of woodland and individual trees have been hand selected to flourish at different points throughout the year. Both native and fruit varieties have been selected, including cooper beech, oak, hazelnut and lilac to name a few.

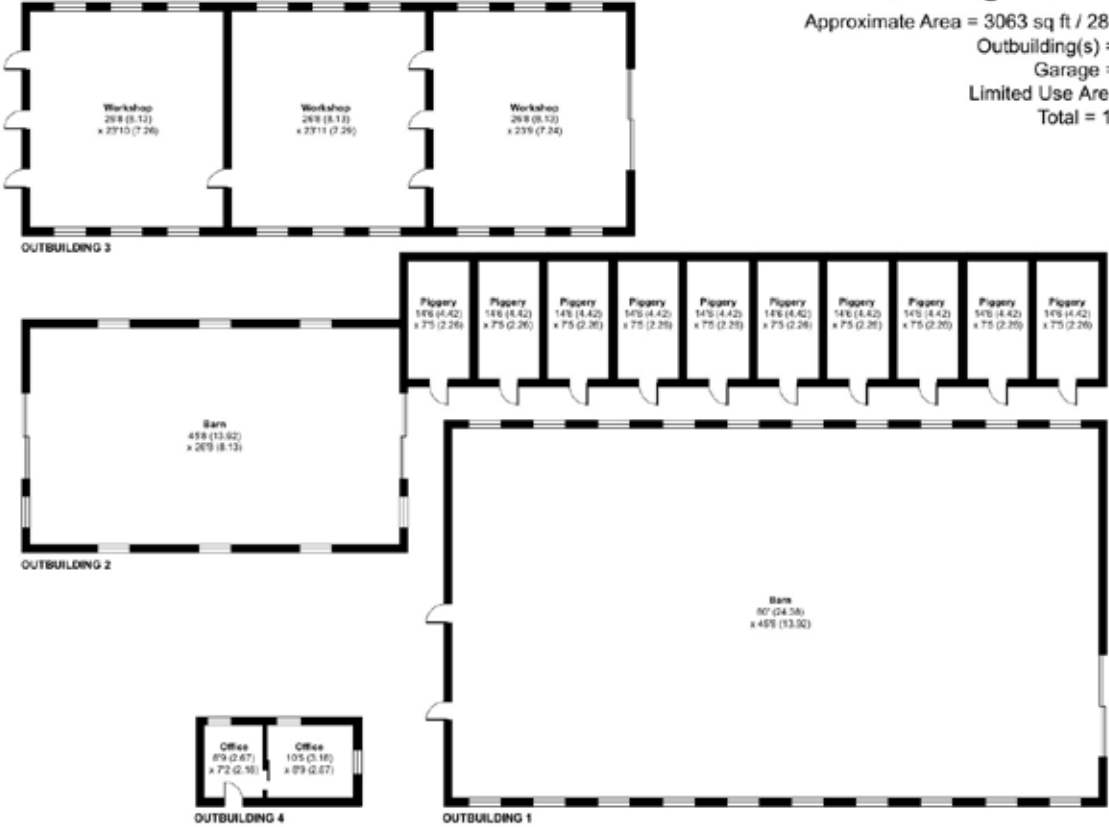
The land also hosts plenty of grassland areas and is a nature's paradise; being home to a resident barn owl, an abundance of birdlife and a healthy insect population. The opportunity to keep your own bees, produce your own honey and harvest an abundance of fruit is all possible whilst enjoying views across the farmland beyond.



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THE FARM BUILDINGS

An extensive range of traditional farm buildings extending to approximately 8174 sq ft (759.4 sq m). The buildings include a former piggery, large workshop, two additional barns and a farm office. The buildings offer a great opportunity to utilise as farm buildings, equestrian use, commercial use or may have the possibility for additional residential accommodation, subject to the necessary planning conditions.

Name	Description	Dimensions
Outbuilding 1	Large agricultural building currently utilised for storage.	80' x 45'8
Outbuilding 2	Brick building currently unused, could be suitable for a variety of alternative uses.	45'8 x 26'8
Outbuilding 3	Split into three internal workshops	1: 26'8 x 23'10 2: 26'8 x 23'11 3: 26'8 x 23'9
Outbuilding 4	Split into two separate offices	1: 8'9 x 7'2 2: 10'5 x 8'9
Piggery x 10	Split into ten separate piggery units	14'6 x 7'5 each



The farm buildings are served by concrete yard areas and lead to the land beyond.

The buildings have their own access off Cowleaze Lane. They can also be accessed via Sunnycroft Barn's access or via the landscaped grounds.

This access arrangement allows the buildings to be utilised as a separate entity without impacting on the quiet enjoyment of Sunnycroft Barn.





SERVICES

Air source heat pump
Solar Panels
Water recycling system which services all toilets and washing machine
Private drainage system
Highly insulated

DESIGNATIONS

The house and buildings are not listed. The farm is not in a Nitrate Vulnerable Zone, Area of Outstanding Natural Beauty or Site of Special Scientific Interest. There are no public footpaths crossing the land.

LOCAL AUTHORITY

Wiltshire Council, County Hall, Bythesea Road, Trowbridge
BA14 8JQ
0300 456 0100 www.wiltshire.gov.uk
Council Tax - Band G.
EPC - B rated

TENURE AND POSSESSION

Freehold with vacant possession on completion.

DIRECTIONS

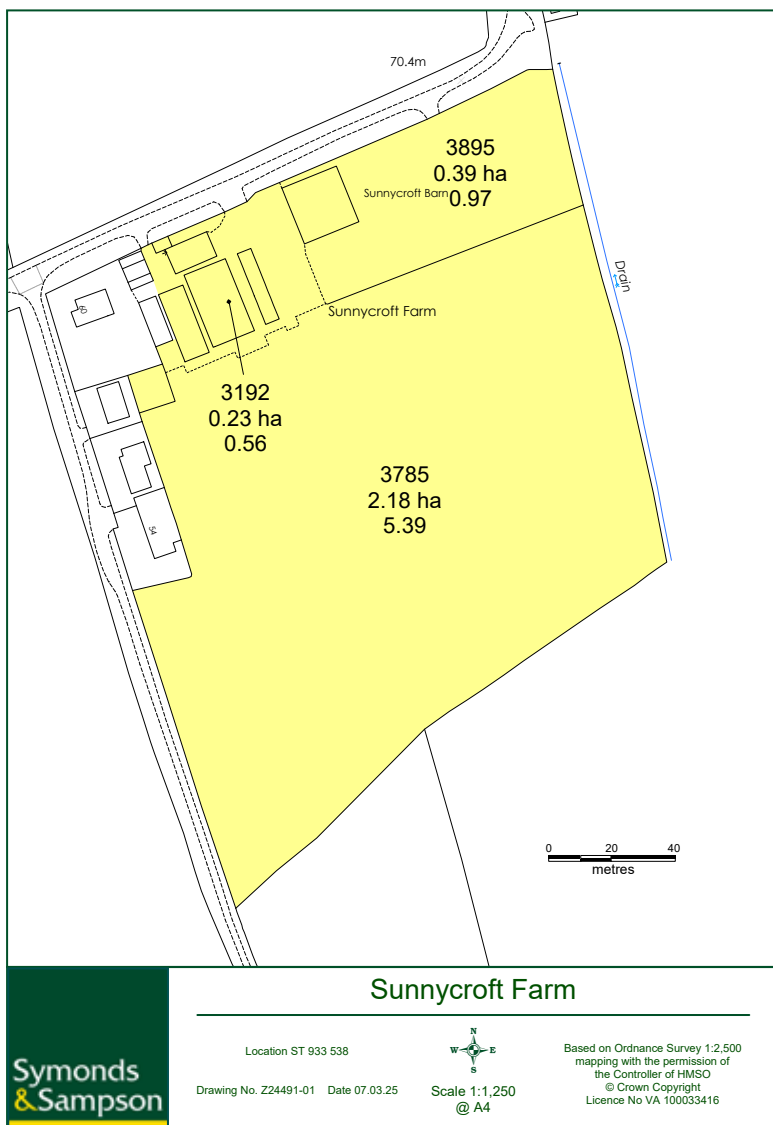
What3words ///farms.storming.claim



VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Gabriella Placidi on 01380 710535

Photographs and Particulars March 2025.



DE/GP/--0325



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