





📍 Ashton Mill Barn, Steeple Ashton, Wiltshire, BA14 6HQ

🔗 Guide Price £999,950

An incredibly spacious 5 bedroom attached barn conversion (over 4,000sqft) with unspoilt countryside views, private stabling and grounds amounting to around 2.4 acres. No onward chain.

- A Fabulous Rural Retreat
- Attached Barn Conversion In Excess of 4,000 SQFT
- In All About 2.4 Acres
- Outstanding Countryside Views
- A Meandering Brook Encircling The Grounds
- 5 Bedrooms & 5 Reception Rooms
- Ample Garaging & Parking
- Annexe Potential
- Two Stables + A Tack Room

🏠 Freehold

📊 EPC Rating E





Strakers Estate Agents are excited to present this charming and highly individual 5-bedroom attached barn conversion, nestled in an idyllically rural setting near the highly regarded Wiltshire village of Steeple Ashton. Set down a winding country lane amidst incredible countryside vistas, Ashton Mill Barn offers prospective buyers the perfect escape from the hustle and bustle of city/town living. and with over 2.4 acres of paddocks, stabling, an orchard and wildlife galore- an opportunity to really embrace the 'Good Life' and rural living.

The interior of Ashton Mill Barn is both spacious (over 4000sqft) and versatile, with a notable feature being the 25ft vaulted sitting/games room with exposed brick chimney, log burner and wrought iron stairs up to a mezzanine gym. There is a country cottage style handmade kitchen with a 'Stanley cooker,' that opens into a characterful dining room with exposed ceiling beams and a pot bellied stove. There are 5 reception rooms- including a study and a family room, plus a conservatory, a utility and cloakroom. Upstairs there are 5 double bedrooms complemented by 2 refitted en suite shower rooms and a contemporary family bathroom with travertine tiling. Most of the bedrooms take in the exceptional views all around the home. A substantial garage for 4 cars has stairs up to a 31ft room that could be a further bedroom/reception room with a kitchenette and shower room. This whole area could be converted to an annexe and also has a large balcony and external stairs. Outside, there is parking for multiple vehicles plus a carport. There is a kitchen garden, an orchard, an arbour with climbing roses and a charming brook that runs around the grounds, creating a peaceful and serene atmosphere and opportunities to catch small trout and crayfish. There is a small yard with 2 stables + a tack room (light & water) and enclosed paddock. Across the bridge there are further grounds, a tree house, willow trees and fine views up to the Westbury Downs.

#### Situation

This charming barn conversion is located in a wonderfully rural setting on the edge of the picturesque village of Steeple Ashton, with incredible uninterrupted views all around. The village has a thriving community providing playing fields, a public house/shop/post office. The village has been voted the best kept village in Wiltshire on numerous occasions. The delightful villages of Edington and Keevil are also close by. The historic market towns of Devizes, Trowbridge, Melksham and Chippenham and the cities of Bath and Salisbury are all within a 30 mile radius. Dauntsey's School, Marlborough College and St Mary's Calne are easily accessible. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury; fast road access to London and the West Country, Heathrow and Gatwick via the M4 to the north and the A303 to the south.

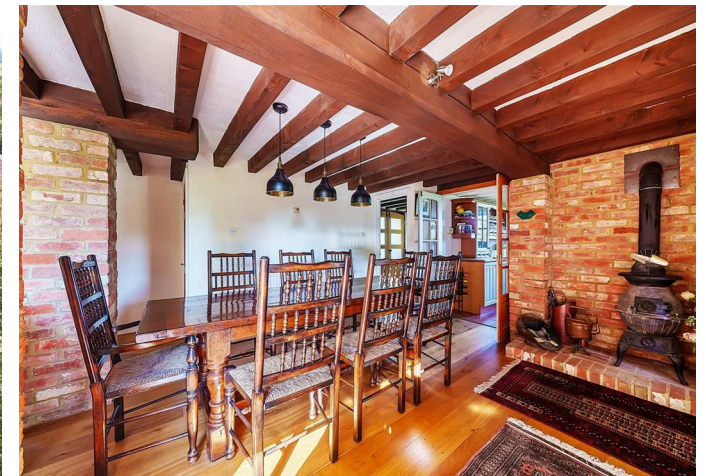
#### Property Information

Council Tax: Band E

Services: Combination of oil fired boiler (main house) + air source heat pump (annexe section) + wood burners.

Solar panels (owned) bring in circa £2,500 p.a.

Mains water and electricity. Private drainage via a septic tank.





# Ashton Mill Barn, Steeple Ashton, Trowbridge, BA14

Approximate Area = 4208 sq ft / 390.9 sq m (excludes void)

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Garage = 855 sq ft / 79.4 sq m

Stables = 490 sq ft / 45.5 sq m

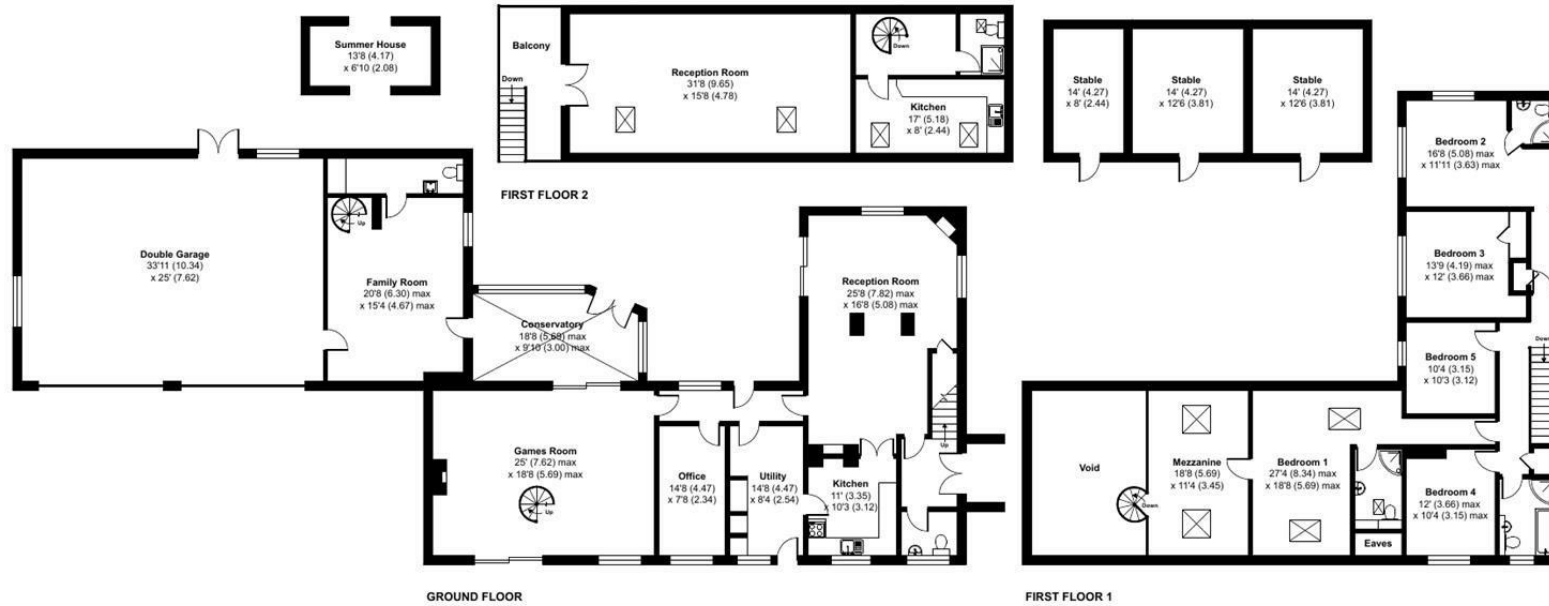
Summer House = 93 sq ft / 8.6 sq m

Total = 5659 sq ft / 525.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Strakers. REF: 1032679

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.