

Bulkington Wiltshire





BARNFIELD HOUSE
MILL LANE
BULKINGTON
DEVIZES
WILTSHIRE
SN10 1SP

STYLISH COUNTRY LIFE -
A STUNNING BARN-STYLE HOME WITH
ANNEX AND OUTBUILDINGS IN A LOVELY
SETTING ON THE EDGE OF THE VILLAGE

- Fantastic Open Plan Living Space
- Oak Framed Garden Room
- 5 Bedrooms, 3 Bathrooms
- Superb Self-Contained 2 Bedroom Annex
- Garaging And Car Port For Three Cars
- Ample Parking
- Home Office and excellent Detached Outbuilding
- Approaching Two Acres

DESCRIPTION

This is an impressive, individually built home with family living at its heart. The generous accommodation features stunning reception space which can be further enlarged to incorporate an oak framed garden room that literally draws the garden into the house. Standing in about two acres of grounds this contemporary style home offers rural living at its best.

Entering the grounds through electric gates, there is a sense of peaceful relief as they close behind you. The open plan, 33ft kitchen/dining/family room provides a tremendous welcome with its solid oak flooring; natural lighting flooding the room through large windows and French doors which open onto the garden. The kitchen is bespoke, wrapping around an island unit and the oak-framed garden room, with bifold doors and vaulted ceilings, extends the living space; and can be enjoyed all year round. Heading further into this wonderful home there are five bedrooms and three bathrooms, together with a utility room and a study.

The charming two-bedroom annex is self-contained and has been built in keeping with the main house, providing valuable additional living accommodation and giving the option for multi-generational living.

The house is set back from the village road behind a hedge which affords a good degree of privacy, a large, gravelled forecourt provides ample space for parking. The grounds are a real delight, well maintained and wrapping around the house, there are large lawns an area of orchard and immediately by the house and annex sunny paved terraces.

The outbuildings comprise a home office, garaging for three cars and a superb, detached workshop (24'6 x 23'5) - currently used as an apple pressing shed - with 3-phase electricity. There is a lean-to tractor shed and a timber stable building with two loose boxes.

A truly individual home that is certainly not to be missed.

SITUATION

The property is situated on the edge of the popular village of Bulkington, surrounded by open fields. There is a good community spirit within the village and a thriving family run public house/restaurant - 'The Well'. The neighbouring villages of Keevil, Seend and Worton benefit from excellent primary schools. Dauntsey's School, Marlborough College and St Marys Calne are easily accessible. The nearby town of Devizes with its twice weekly market is about six miles away and caters for most day-to-day requirements. The major centres of Bath (45 minutes), Swindon, and Salisbury together with the country towns of Marlborough, Chippenham and Trowbridge are all within a 20-to-25-mile radius. The M3 to the south (A303) and the M4 to the north provide fast road access to London and the West Country along with Heathrow and Gatwick airports. Main line rail services are available from Westbury, Chippenham and Pewsey.

PROPERTY INFORMATION

Services: Mains Electricity and Water, Private Drainage, LPG gas. Underfloor heating, Solar PV panels with iBoost battery for heating water and cooking.

Tenure: Freehold.

EPC rating: House - C; Annex - D

Council tax band: House - E; Annexe - A

Agents note: Please note the 'Everhot' oven and 'Fisher & Paykel' fridge/freezer are not included in the sale.





Mill Lane, Bulkington, Devizes, SN10

Approximate Area = 2189 sq ft / 203.3 sq m (excludes carport)

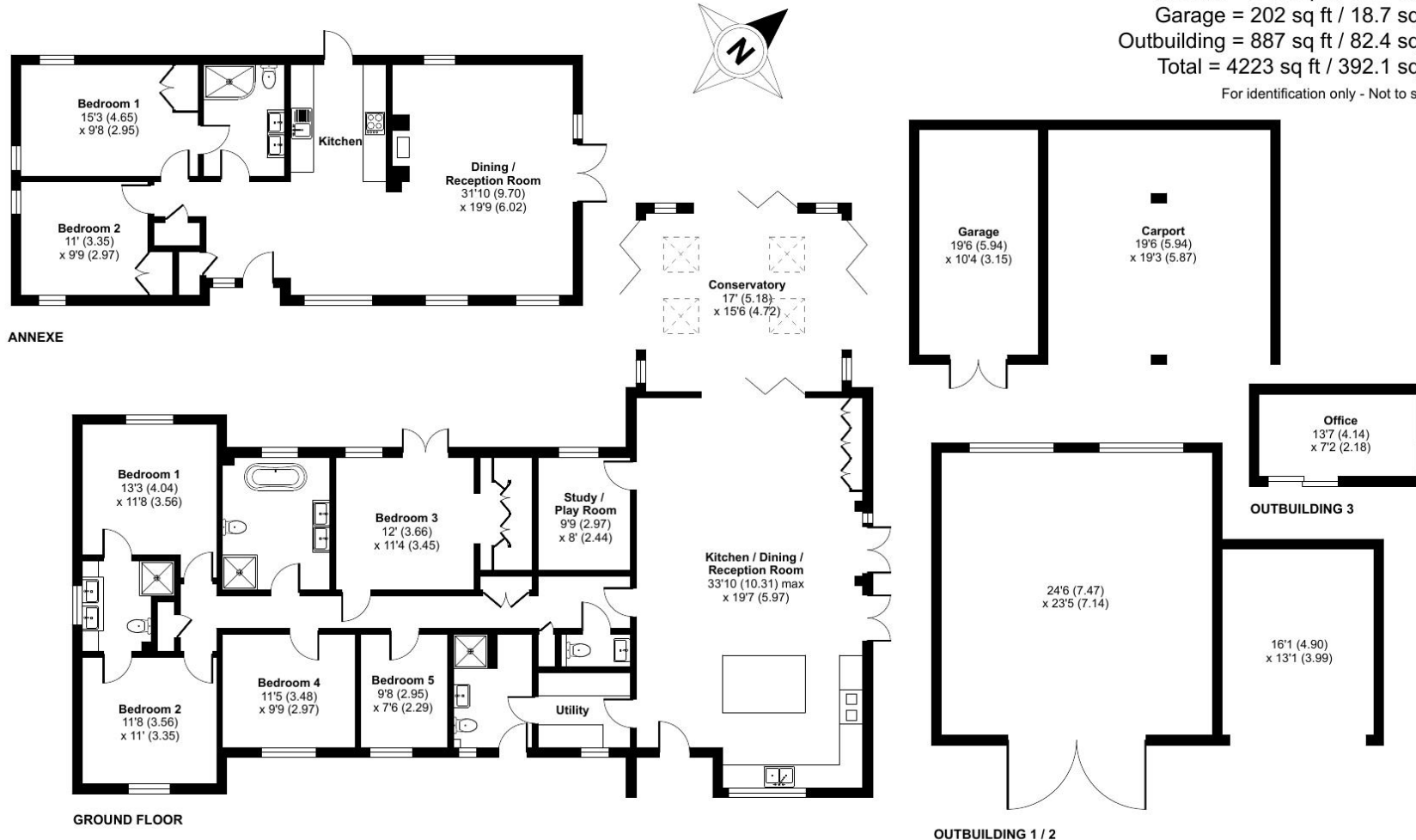
Annexe = 945 sq ft / 87.7 sq m

Garage = 202 sq ft / 18.7 sq m

Outbuilding = 887 sq ft / 82.4 sq m

Total = 4223 sq ft / 392.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1105018

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