



📍 Seven Locks Trow Lane, Lyneham, Chippenham, Wiltshire, SN15 4DL

🏠 £1,100,000

A rare opportunity to purchase a three bedroom, detached house and an attractive, two bedroom, detached barn which occupy a substantial and incredibly private plot, including six acres of pastureland and over three acres of woodland. The properties and land offer the potential for a variety of uses.

- Equestrian Property
- Detached, Three Bedroom, Former Lock Keepers Cottage
- Self Contained, Two Bedroom Detached Barn
- 6.0 Acres Of Permanent Pasture land (Two Large Paddocks)
- 3.3 Acres Of Established Woodland
- Stables & Workshop
- 40m x 20m Arena
- Ample Parking
- Private Gardens
- Excellent Motoring Access

🏠 Freehold

🏠 EPC Rating E



Seven Locks is an excellent equestrian property which comprises; former lock keepers cottage, an attractive, detached barn, six acres of pastureland and over three acres of woodland. The properties and land are idyllically situated and offer the potential for a variety of use. The barn in particular offers scope to extend and reconfigure to create a wonderful home (subject to the necessary consents being granted).

The detached house offers accommodation over two floors comprising; entrance porch, study hall, sitting room with patio doors opening onto the garden, dining room, kitchen with a Rayburn, utility, sunroom, ground floor shower room, a large landing which has been converted into a cosy snug, triple aspect principle bedroom, further double bedroom, single bedroom and a spacious bathroom.

Just below the main house lies an attractive and immensely characterful, former canal building which has been converted into a self contained annex which offers accommodation comprising; two reception rooms (one of which is a charming art studio), study, kitchen, shower room and two interconnecting bedrooms on the first floor. The annex offers the potential to become the main house (STPP) and for now it is ideal for use as a holiday let, long term rental or a home for a dependant relative.

To the side of the property, there is a set of stables with a tack room, workshop and small lean to, ideal for storing hay and straw. There is also a fenced 20m x 40m equestrian arena perfect for exercising horses. There is plenty of room to park vehicles and boxes with access directly off the road.

The adjoining land consists of 2 large paddocks (with water access), which are suitable for grazing and 3.3 acres of established woodland featuring oak, cherry, field maples, ash, aspen, poplar and a variety of fruit trees. (a footpath runs along the top fence line which abuts the woodland). The trees are dispersed by lawned areas and bordered by a stream.

Situation

Lyneham is a popular village on the edge of the Dauntsey Vale offering numerous amenities to include two supermarkets, restaurant, public houses and a primary school. The village is conveniently located in the heart of the Wiltshire countryside yet within easy reach of the thriving towns of Royal Wootton Bassett, Calne and Chippenham and close to M4 J.16 and Swindon with it's mainline rail links to London Paddington and Bristol.

Property Information

Council Tax Band: F

Tenure - Freehold

Services - mains electricity and water. Private drainage.

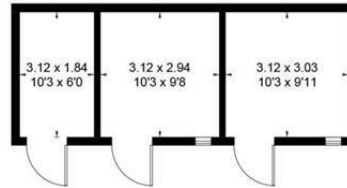
Oil fired Rayburn (cooking & hot water)

Electric heating

EPC Rating: E

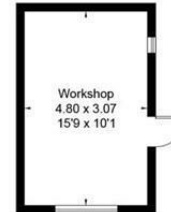


Approximate Area = 140.4 sq m / 1511 sq ft
 Annexe = 119.6 sq m / 1287 sq ft
 Outbuildings = 38.9 sq m / 419 sq ft
 Total = 298.9 sq m / 3217 sq ft
 Including Limited Use Area (11.7 sq m / 126 sq ft)

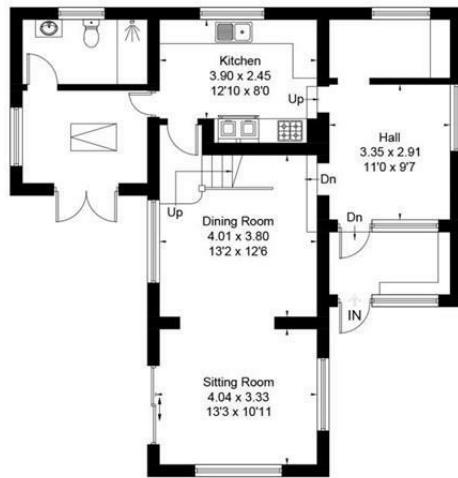


Stables

(Not Shown In Actual Location /Orientation)



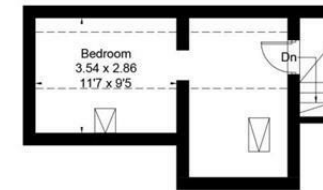
(Not Shown In Actual Location /Orientation)



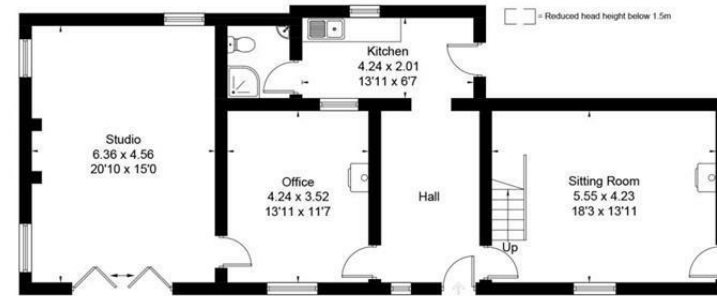
Ground Floor



First Floor



Annexe - First Floor



Annexe - Ground Floor

(Not Shown In Actual Location /Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 307663

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.