



Hayle Farm, Calne
£350,000



A gorgeous barn conversion placed on a generous plot and with a stream to one boundary. Vaulted ceilings, two double bedrooms, a four piece bathroom and a wonderful open plan living space. The home has parking for multiple vehicles. The gardens offer a large stream bounded lawn, areas for entertaining and a sizeable storage shed/workshop at one end. The home features exposed beams, trusses and there is a contemporary log burning stove. The home has had many upgrades in recent years. This include a quality fitted kitchen, central heating boiler, oil tank and new consumer unit. Placed in a rural setting with a period feel and within a stones throw of the Cherhill White Horse. A Perfect for access to Marlborough, Devizes, Calne and some of the most wonderful countryside Wiltshire has to offer.



LOCATION

The home is placed in what is known locally as a golden area of Villages. Close by are Calstone, Heddington, Stockley, Compton Bassett, Calstone Wellington, Hilmarton and Goatacre. The area is famous for The White Horse, the Lansdowne Monument and a nature reserve- all placed close by.

ACCESS & AREAS CLOSE BY

From the home as you travel east you pass Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne which is steeped in history. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes famous for Caen Hill Locks and canal. To the north is Lyneham, Royal Wootton Bassett and again the M4.

THE HOME

Outlined in a little more detail as follows;

OPEN PORCH

Access to the home. Space for seating and display.

LIVING SPACE

25'6 x 15'6 (7.77m x 4.72m)

This dual aspect room has windows that look out over the front and a window looks out over the rear garden. The high vaulted ceiling features three exposed roof trusses and beams. The room offers natural dining kitchen and lounging areas. Arranged as follows;

DINING KITCHEN AREA

This area offers a space for a large dining table, chairs and further furniture. The space is open to the lounging area and makes it perfect for interaction. There is a selection of quality fitted wall and floor cabinets with work surfaces. Inset double oven and hob. Room has been allowed for a washing machine, dish washer and a fridge freezer. Inset sink with mixer tap. A French door leads out to the garden.

LOUNGING AREA

The focal point of the room is a contemporary log burning stove. Two windows look out to the front. There is access to the vaulted garden room

and an opening to the inner lobby. This room can happily accommodate a number of sofas and extra items of large living room furniture.

VAULTED GARDEN ROOM/SECOND BEDROOM

14'9 x 13'6 (4.50m x 4.11m)

Another impressive living space with a high vaulted ceiling. Exposed beams, roof trusses and stonework. French doors with windows to each side and triangular above as a feature to match the vaulting. The French doors open out onto the rear garden and expands living space in fine weather. The room offers numerous options. An extra reception space or an alternative main bedroom.

INNER LOBBY

From here there is access to the main bedroom and to the four piece bathroom.

MAIN BEDROOM

13'6 x 12' (4.11m x 3.66m)

The bedroom can accommodate a large double bed and further items of bedroom furniture to support. Again there is a high vaulted ceiling with exposed beams and roof trusses. There is a dual aspect with windows to both the front and rear of the home.

FOUR PIECE BATHROOM

10'1 x 6'1 (3.07m x 1.85m)

The suite offers a recessed shower cubicle, shaped bath with side mixer tap, water closet and a vanity cabinet that has an inset basin. Tile floor and tile finishes. High vaulted ceiling. Access to high level storage.

FRONT DRIVE PARKING

50' x 19' approximately (15.24m x 5.79m approximately)

A gravel drive is placed in front of the home and can accommodate four vehicles parked side by side. From here there is access to a gated side garden and to the front access door.

SIDE GARDEN AREA

Gated access from the front. A generous shingled area with raised flower beds and the stream to one side. A pleasant retreat with good privacy.

MAIN GARDEN

The home enjoys a large flat lawn that leads down to the storage shed/workshop. There is a high hedge boundary to one side and the opposite boundary has the stream lined by mature trees. Bespoke built log store.

STORAGE SHED/WORKSHOP

16' x 8' external measurement (4.88m x 2.44m external measurement)

Two windows look down the garden toward the home. Double door access.



