



Connells

Haydon End Lane
Swindon



Property Description

Haydon Farm is a beautiful 18th Century Grade II Listed Farmhouse filled with many original features. This spacious accommodation comprises an Entrance Hall, Living Room, Dining Room and Kitchen. To the first floor there are four functional Bedrooms and a potential attic conversion which makes for the perfect family home. Additionally, there is off-road parking for multiple vehicles and an annex which was the old diary, currently containing a Utility Room and bathroom. To the rear of the property you will find a secure, low maintenance garden. Overall, this is a very desirable property in a very sought after location!

Detailed planning permission has been granted for internal and external alterations. These include conversion of the old Diary (currently the annex utility room) into an open plan kitchen and dining room with a new bedroom with en-suite above. There is also permission to reinstate the old entrance porch to it's original position at the front of the house.

NO ONWARD CHAIN

Ground Floor Accommodation Entrance Hall

Storage Cupboard. Radiator.

Storage Cupboard

Originally used for the farm milk. Stone flooring. Radiator.

Lounge

18' 2" x 12' 5" (5.54m x 3.78m)

Dual aspect windows located to the side. Large stone fireplace with oak beam. Log burner Storage Cupboard both sides of the fireplace. Two Radiators.

Bathroom

Obscure window to the rear aspect. Three piece suite comprising of Low Level WC, wash hand basin, Paneled bath with shower over. Radiator.

Dining Room

17' 11" x 9' 7" (5.46m x 2.92m)

Window to both side aspects. The front aspect with stone mullions. Large traditional stone fireplace with oak beam. Storage cupboard with boiler. Two radiators.

Kitchen

17' 11" x 9' 7" (5.46m x 2.92m)

Fully fitted kitchen with a range of base and wall mounted units comprising a selection of cupboards and drawers. Stainless steel sink. Tiled splash back to water sensitive areas.

Utility Room

15' 11" x 8' 3" (4.85m x 2.51m)

Range of wall and base units. A Belfast sink. Dual aspect windows on both sides. W/C and sink in a separate room.

Cloakroom

Obscure window to the rear aspect. Two piece suite comprising of Low Level WC & Wash hand basin.

First Floor Accommodation

First Floor Landing

Access to all bedrooms and family bathroom. Storage cupboard. Radiator.

Bedroom One

18' 4" x 12' 1" (5.59m x 3.68m)

Windows to both side aspects. Original fireplace and storage cupboard. Two radiators.

Bedroom Two

18' 3" x 11' 10" (5.56m x 3.61m)

Windows to both side aspects. Original old stone fireplace. Storage cupboards. Radiator.

Bedroom Three

10' 5" x 9' 9" (3.17m x 2.97m)

Glazed window to the side aspect. Radiator.

Bedroom Four

14' 11" x 10' 5" (4.55m x 3.17m)

Glazed window to the rear aspect. Storage cupboard. Radiator.

Loft Space

49' 1" x 12' (14.96m x 3.66m)

Large area with original oak structures which has conversion potential. (Subject to relevant planning permissions).

External Features

Front Garden

Stone walled borders, partially laid to lawn. Large wooden five bar gate for access.

Rear Garden

Laid to lawn with stone wall borders.

Parking

Off road parking for several cars

Agent Note:

This is a grade II listed building with active planning permission. All Planning information and planning details can be found on the Swindon Borough Council Website under reference number S/HOU/23/0252/AMMY









Ground Floor **First Floor**

Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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directions to this property:

Turn off the A4198 into Haydon Wick (1 junction south of the Orbital Shopping Centre) onto Torun Way. Travel along Torun Way for about 1 km until you reach number 65 on the right. Next to number 65 turn into a narrow lane, called Haydon Lane. After about 200m turn left for about 50m and the Farmhouse is on your right. If using Sat Nav, use SN25 1TA which takes you to 65 Torun Way. (Warning: the postcode for the Farmhouse takes you elsewhere).

EPC Rating: Exempt

Tenure: Freehold



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