



Street Farm, Little Somerford, Chippenham, Wiltshire, SN15 5JT

Grade II Listed 17th Century farmhouse
 Superbly appointed refurbished accommodation
 4 bedrooms, 2 reception rooms
 Self-contained 1 bedroom cottage
 Extensive outbuildings including a
 Listed tythe barn
 Set within over 8 acres
 Village setting with popular pub within walking
 distance
 Scope to convert outbuildings
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £1,600,000

Approximately 3,251 sq.ft including annexe

‘Occupying a lovely village setting and set within over 8 acres, this 17th Century Grade II listed farmhouse has been thoroughly renovated and is accompanied by an extensive range of outbuildings’



The Property

Street Farm is a Grade II listed farmhouse situated within the village of Little Somerford just a few miles from Malmesbury. The property sits within over 8 acres of grounds and paddocks and boasts a fantastic range of outbuildings and barns plus a self-contained annexe known as The Wagon Shed.

The farmhouse dates back to the late 17th Century and has been thoroughly refurbished whilst retaining much of its wonderful character including exposed beams and casement windows. The accommodation is perfect for families spanning over three floors and extending to 2,800 sq.ft. The ground floor opens to an entrance hall with WC and utility room off. There are two reception rooms both featuring fireplaces. The modern fitted kitchen/breakfast room is completed with an Aga. On the first floor, there are three

bedrooms all with fitted storage. The principal bedroom is accompanied by a dressing area and an en-suite shower room. Both the en-suite and the main family bathroom have been updated. There is a further bedroom located on the top floor with a dressing room and a versatile study area.

Converted in 2020 with underfloor heating, The Wagon Shed is a superb self-contained charming cottage comprising an open plan kitchen/reception on the ground floor along with a shower room and a mezzanine style bedroom above. The property has its own private garden and parking area allowing it to be used for a range of purposes.

The farmhouse is accompanied by an extensive array of outbuildings. The most impressive of which is the tythe barn which is also Grade II Listed dating back to the late 18th Century featuring a magnificent projecting

cart entrance. The barn is partly converted with a workshop and room above but has ample opportunity for further conversion. Further outbuildings include former stables, a garage and large workshops.

The land lies to the south of the farmhouse providing a lovely outlook from the accommodation. The land suits a range of needs including the keen equestrian comprising a small paddock of c.0.8 acres beside the main 3.4 acre field and an additional 3 acre field located beyond the train line which is accessed by a right of way. There are no public rights of way across the property.

Situation

The sought after village of Little Somerford lies three miles south-east of Malmesbury, 9 miles from both Tetbury and Chippenham. The

village has a church, the well-regarded Somerford Arms pub, and a village hall which is shared with neighbouring Great Somerford. Great Somerford is located less than 2 miles away and has a shop, public house and popular primary school. The market town of Malmesbury has an excellent range of facilities including an Ofsted Outstanding secondary school. Junctions 16 & 17 of the M4 are both within a convenient driving distance and provide easy access to Swindon, Bath and Bristol. Mainline railway stations are at Chippenham and Kemble (approx. 11 miles) both with regular services running into London Paddington.





Additional Information

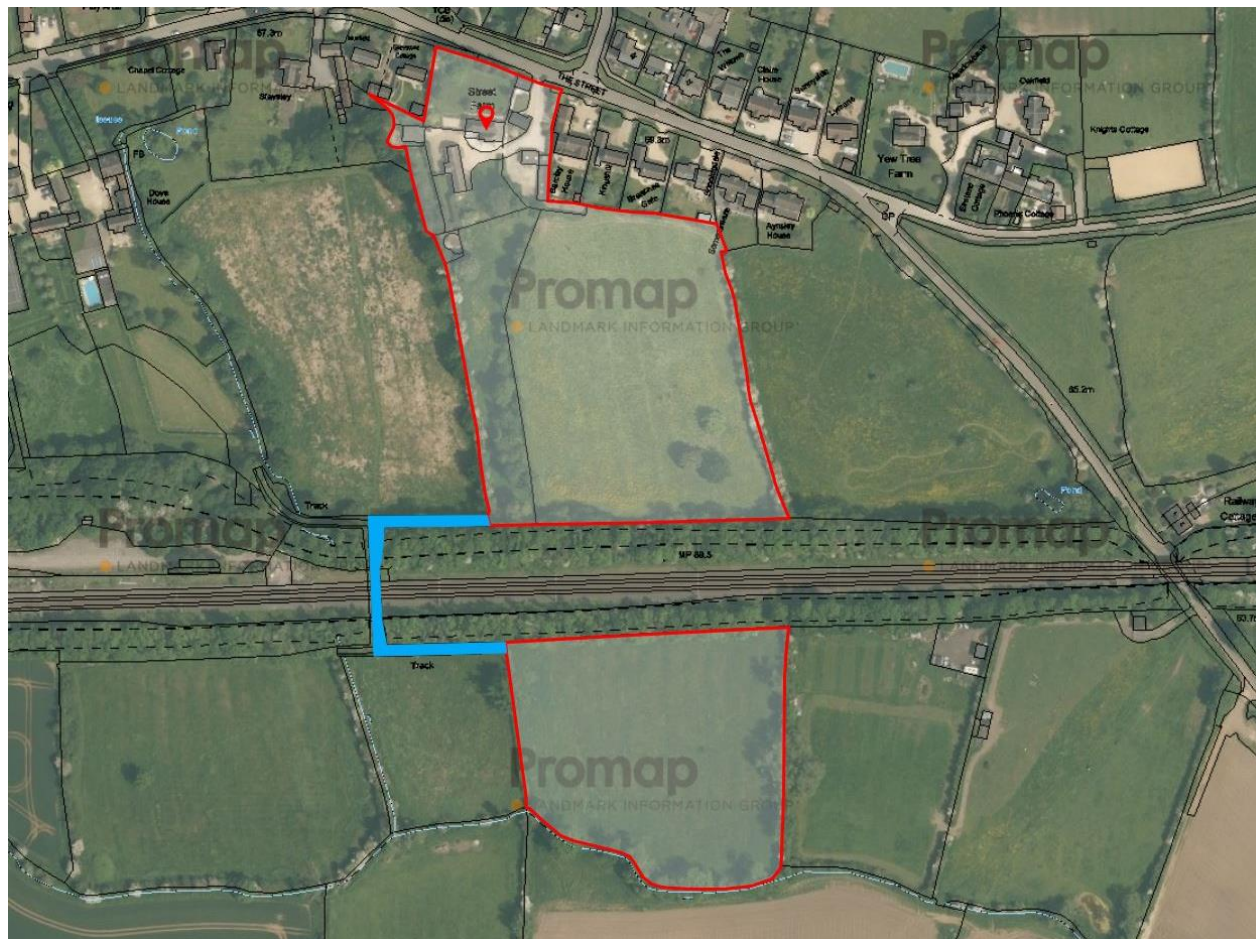
The property is Freehold with oil-fired central heating, private drainage, mains water and electricity. The Wagon Shed has electric underfloor heating and mains drainage connected. The property is located within a conservation area. Ultrafast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band G and B for The Wagon Shed.

Directions

From Malmesbury take the B4042 east and after 2 miles take the right hand turn sign posted towards The Somerfords. Follow the road into Little Somerford, past Somerford Arms and the green to locate the entrance to Street Farm on the right hand side.

Postcode SN15 5JT

What3words: ///alike.twist.clasps



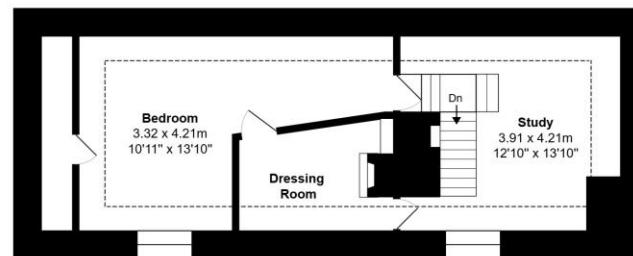


House Area: 260 m.sq. ... 2800 sq.ft.

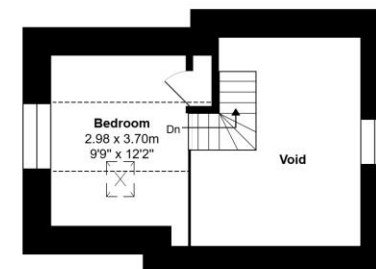
Annexe: 42 m.sq. ... 452 sq.ft.

Total Area: 302.0 m² ... 3251 ft²

All measurements are approximate and for display purposes only



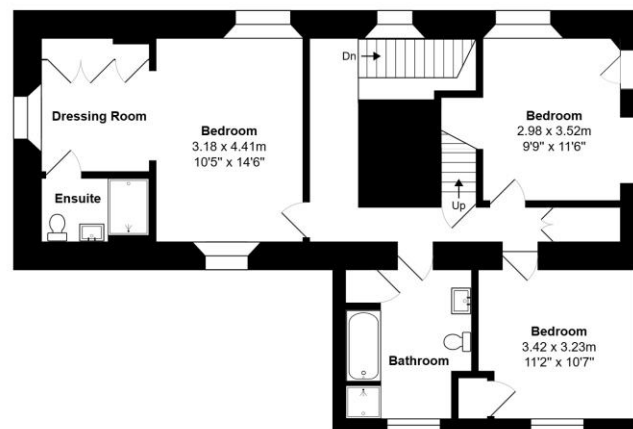
Second Floor



Annexe First Floor



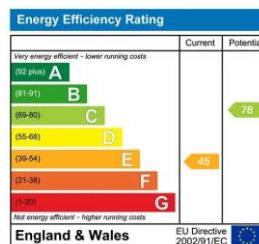
Ground Floor



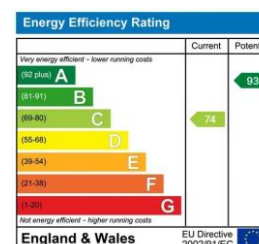
First Floor



Annexe Ground Floor



Main House



Annexe

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