



MANOR BARN

Norton, Malmesbury, Wiltshire



MANOR BARNS NEAR MALMESBURY

A beautifully presented semi rural barn conversion in a quiet and unspoilt yet accessible location.

			EPC
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Local Authority: Wiltshire Council Council Tax band: G Tenure: Freehold

Services: Mains water (via farm and metered) and mains electricity. Fibre broadband is available (installation due Dec 2026). Two Air Source Heat Pumps. Private drainage.

Rights of Way: The approach track is used by the neighbour and the farm. A footpath crosses the owned field.

Distances: M4 (J17) 5 miles | Tetbury 8.6 miles | Chippenham 8.8 miles (London Paddington from 70 minutes) | Kemble mainline station 12.9 miles (London Paddington from 70 minutes) | Cirencester 18.2 miles | Bath 18.9 miles | Swindon 22.3 miles | Bristol 27.7 miles | Cheltenham 33.3 miles (All distances and times are approximate).

Guide price: £1,550,000



THE PROPERTY

Manor Barns was sympathetically converted by the architect-vendor in 2022, with great style and effective use of space. Once a range of stock barns at Norton Manor, they now provide a wonderful home, with versatile living space and opportunities to expand.

The reception rooms all have far-reaching views over the private garden, owned field and open countryside beyond. The wonderful open-plan kitchen/breakfast/sitting room links to the drawing room and expansive Yoga Studio. There is also a home office and a utility room, with views over the grounds.





THE PROPERTY

Over two floors, there is a principal bedroom with a dressing area and en suite bath and a shower room, three further bedrooms, a family shower and a family bathroom.

Carefully transformed and blending contemporary design with existing fabric, all rooms are naturally light, many with French doors, good-sized windows, polished concrete and timber floors and texturally painted walls. Air-source heat pumps, underfloor heating and energy-efficient lighting are just some of the property's features.

Beyond the Yoga studio is a three-bay carport and storage area with storage above, making an excellent space for additional accommodation, a home office or similar use. Subject to the necessary permissions and consents.

In all, about 3,523sq ft of accommodation in the house and an additional 1,433 sq ft of garage and barn space.





SITUATION

The property enjoys an idyllic setting on the edge of Norton, a charming rural hamlet with a popular pub and just moments from the historic market town of Malmesbury. Renowned as England's oldest borough, Malmesbury offers an excellent range of day-to-day amenities, including independent shops, cafes, restaurants and supermarkets, all centred around its iconic Abbey and vibrant high street.

The surrounding countryside encompasses some of Wiltshire's most attractive rolling landscapes, while the nearby towns of Tetbury, Cirencester and Chippenham further enhance the area's appeal. Communications are excellent, with easy access to Junctions 16 and 17 of the M4 and mainline rail services from Chippenham, Kemble and Swindon, with London Paddington reachable in as little as 50 minutes.

The area is particularly well regarded for its educational provision, with an excellent selection of independent schools including Westonbirt, Beaudesert Park, Stonar, St Mary's Calne and Marlborough College, together with the highly regarded Malmesbury School.

Recreational opportunities are equally impressive, with golf at Westonbirt, Bowood and Castle Combe, polo at Cirencester Park, sailing at the Cotswold Water Park and an abundance of countryside walks, parks and historic country houses nearby. Racing at Cheltenham, Newbury and Bath is also within easy reach.

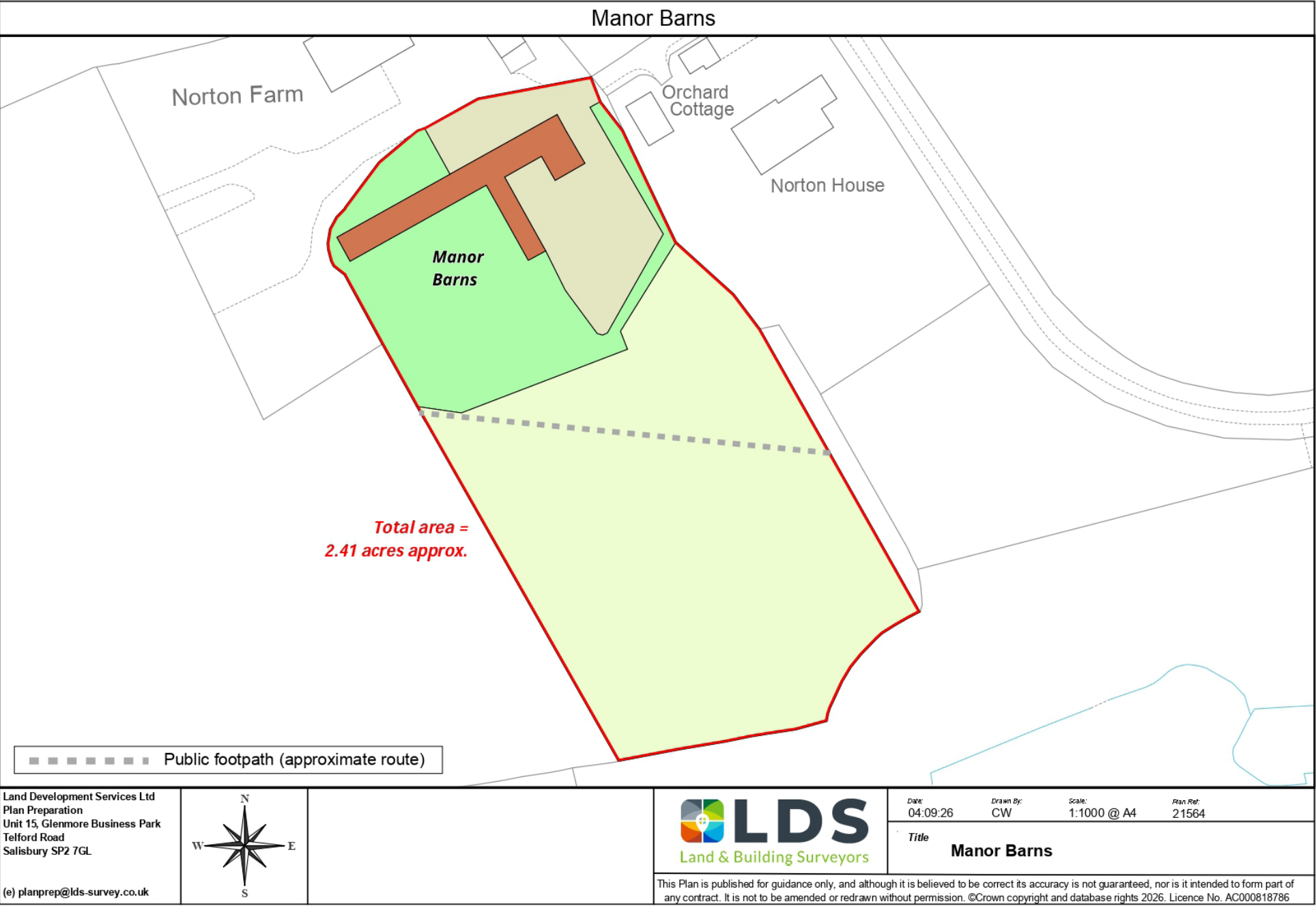




GARDENS AND GROUNDS

Manor Barns are approached off the village lane down a private gravel drive shared with the neighbour and farm. There is extensive parking beside the garages and Yoga studio. To the south of the property, terraced areas and an open garden/lawn have expansive views over the open paddock with adjoining woodland to the south and open country to the west. To the rear, a smaller garden is approached via a gravel drive which leads to the back door and completes access around the property.

In all, about 2.41 acres



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Norton, Malmesbury

Gross Internal Area (Approx.)
Main House = 327.3 sq m / 3,523 sq ft
Cart Barn = 133.1 sq m / 1,433 sq ft
Total Area = 460.4 sq m / 4,956 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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