

North Tythe Barn, Park Street, Charlton, Malmesbury, Wiltshire, SN16 9DF

Characterful period barn conversion  
 Impressive and immaculate accommodation  
 Tucked away private position  
 4 double bedrooms  
 2 large reception rooms  
 28ft fitted kitchen/dining room  
 Bathroom and en-suite  
 Newly landscaped secluded garden  
 Private parking and garage  
 Large beamed attic with potential to convert



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Guide Price: £895,000

Approximately 1,830 sq.ft excluding garage and attic

Approximately 2,674 sq.ft including attic

‘Hidden away in a private setting with a secluded landscaped garden, this impressive period barn conversion has been upgraded and is an immaculate turn-key home’



### The Property

North Tythe Barn is a very impressive semi-detached period barn conversion situated within the popular village of Charlton along a no-through lane. Believed to have been built in the 1780s, the property is tucked down a private drive named Sheppard's Acre leading to a charming courtyard setting comprising four homes which were the former farm buildings of the adjacent farmhouse. The current owners have made excellent improvements to the property including new double glazing, carpets, a new oak staircase, an updated en-suite, and the thoughtful addition of French doors and internal glazed doors to promote plenty of natural light. This immaculate home is presented to a turn-key standard while the private and secure position lends itself as an ideal lock-up and leave. The barn was previously Grade II listed before being converted to a residential home in the 1980s and much of the magnificent character has been retained complemented by the clean lines of modern design.

The accommodation extends to around 1,830 sq.ft. arranged over two floors with good ceiling height and room sizes. On the ground floor, there are two generous reception rooms either side of an elegant

entrance hall boasting flagstone flooring and the new oak staircase complete with understairs fitted storage. The living room has a Bath stone fireplace for a cosy element while the dual French doors connect to the garden. At the rear, the 28ft kitchen/dining room has been beautifully fitted with well-equipped modern units, integral appliances and recently upgraded with kickboard heaters. French doors off the dining area flow out to a secluded patio terrace ideal for alfresco dining. Off the entrance hall there is a downstairs cloakroom which houses the water softener. On the first floor, there are four double bedrooms, a bathroom with underfloor heating, and an en-suite shower room off the front bedroom. Two of the bedrooms have built-in wardrobes. There is great scope to significantly enlarge the property if desired with an extremely large beamed and floored attic space (844 sq.ft) which could easily be converted into additional accommodation, subject to the necessary planning consents.

There is private off-street parking for two cars in addition to a garage with an electric door which has electricity, fitted cupboards with worktops, loft storage above and rear access to the garden. The garden wraps around the side and rear elevations of the house and benefits from a great degree of

privacy and security bound by stone walling with a side gate by the garage. The garden has undergone extensive landscaping comprising the large patio terrace finished with Indian sandstone and a lawn framed by cottage style borders. Behind the garage there is a screened utility area for bins storage, compost bins and a lean-to green house. The main lawned garden area reaches 15x10m.

### Situation

The property is located in the charming village of Charlton which adjoins the Charlton Park Estate, the ancestral home of the Earl of Suffolk. This desirable village has an excellent public house 'The Horse & Groom' within a short level walk, 12th Century parish church and village hall as well as a beautiful cricket ground and playing fields close by with a childrens play area. There are lovely walks surrounding the village. Malmesbury is the nearest town (about two miles) and is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs, restaurants and cafes, there is also a Waitrose and Aldi supermarkets plus a regular weekly Farmer's market. The town has an excellent choice of both primary and secondary schools and very good

recreational and leisure facilities. The M4 motorway Junction 17 to the south provides fast road access to Bristol and the West Country while Junction 16 gives access to London. Main line rail services are available from Chippenham, Swindon and Kemble (Paddington in about 69 minutes).

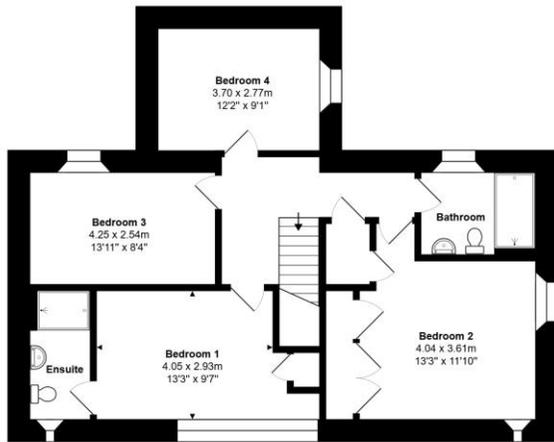
### Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is no longer listed and is located within a conservation area. The maintenance of the shared drive Sheppard's Acre is split between the four properties as required. Ultrafast broadband is connected. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile phone coverage. Wiltshire Council Tax Band F.

### Directions

From Malmesbury, follow the B4040 to Charlton. Enter the village and take the left hand turn on the bend onto Park Street. The private gravelled driveway to North Tythe Barn is shortly after on the right-hand side. Postcode SN16 9DF.  
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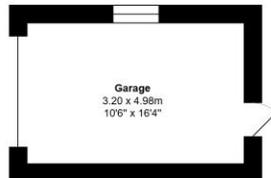




First Floor



Ground Floor

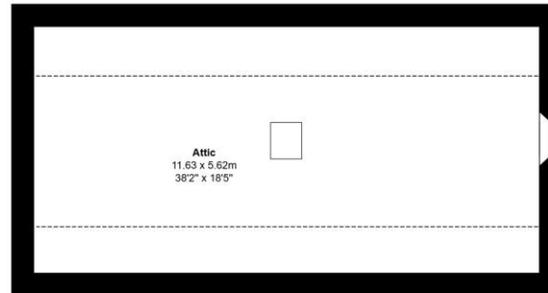


Main House Area: 1830 sq.ft.

Unconverted Attic: 844 sq.ft.

Total Area (including garage): 264.4 m<sup>2</sup> ... 2846 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Attic Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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