



**The Barn, Gyes Old Yard, Market Lavington Devizes SN10 4DA**

 allen & harris

## Welcome to

### The Barn, Gyes Old Yard, Market Lavington Devizes

Welcome to The Barn the largest & most impressive of six bespoke homes in a private redevelopment of a former builder's yard, nestled in the heart of the village of Market Lavington. A beautifully designed property offering modern living with character, finished to an exceptional standard throughout

#### Entrance Hall

Step into the welcoming entrance hall of this exceptional barn conversion, where ceramic tiled flooring sets a stylish tone. The hall provides access to a convenient cloakroom, a practical storage area, and a staircase leading to the impressive first-floor accommodation.

#### Cloakroom

Downstairs cloakroom comprising a low level w/c, wash hand basin with mixer tap and ceramic tiled flooring with under floor heating.

#### Lounge

10' 9" x 17' 1" ( 3.28m x 5.21m )

A comfortable and spacious lounge, ideal for relaxing evenings with family or friends. There's ample room for lounge furniture, enhanced by two windows that bring in natural light and two radiators for year-round comfort. A perfect space to unwind and feel at home.

#### Kitchen / Dining / Family Room

24' 10" x 28' 2" ( 7.57m x 8.59m )

This exceptional open-plan kitchen/dining/family room is designed for both style and functionality. A recently installed log burning stove adds warmth and character, while the impressive 9ft granite-topped island creates a stunning centrepiece. The space is equipped with high-spec appliances including a dishwasher, coffee maker, induction hob, fridge/freezer, and a water softener. A built-in sound system enhances the atmosphere, and two sets of French doors open harmoniously to the garden, blending indoor and outdoor living beautifully.

#### Landing

A spacious landing accessed via stairs from the entrance hall, offering a central point to all four bedrooms and the family bathroom. A skylight window fills the space with natural light, enhancing the airy feel and character of this beautifully converted barn.

#### Bedroom One

16' 5" x 14' 8" ( 5.00m x 4.47m )

The master bedroom offers generous space for a double bed and additional furniture, making it a comfortable and versatile retreat. Enjoy a dual-aspect layout with two windows to the side and a third to the front, filling the room with natural light. Steps lead up to a private en-suite, and a radiator ensures year-round comfort.

#### En-Suite

12' 2" x 10' 7" ( 3.71m x 3.23m )

This stunning en-suite offers a true spa-like experience, featuring a sleek freestanding bath, separate open shower, WC, and wash hand basin. A skylight window fills the space with natural light, while two radiators ensure comfort and warmth all year round. A perfect retreat within the home.

#### Bedroom Two

10' 9" x 17' 1" ( 3.28m x 5.21m )

A bright and spacious dual-aspect second bedroom featuring windows to both the front and rear, allowing plenty of natural light. The room includes triple built-in wardrobes offering excellent storage, and a radiator for year-round comfort. Ideal as a guest room or generous double.





### **Bedroom Three**

12' 8" x 13' ( 3.86m x 3.96m )

The third bedroom is a generous and well-proportioned space, featuring windows to both the side and rear aspects that bring in plenty of natural light. It includes triple built-in wardrobes for excellent storage and a radiator for added comfort.

### **Bedroom Four**

11' 4" x 8' 9" ( 3.45m x 2.67m )

The fourth bedroom enjoys a rear-facing window, built-in wardrobes, and a radiator for comfort. A flexible space, it's ideal as a child's bedroom, study, playroom, or even a creative retreat—offering plenty of potential to suit your lifestyle needs.

### **Bathroom**

6' 4" x 8' 9" ( 1.93m x 2.67m )

The family bathroom offers a stylish and functional space, featuring a WC, wash hand basin, a bath, and a separate shower cubicle with a luxurious rainfall shower. A skylight window brings in natural light, while a radiator ensures comfort throughout the seasons.

### **Rear Garden**

Step into a Mediterranean-inspired haven, where crisp white walls frame a beautifully landscaped space filled with a curated selection of trees and shrubs. Low-maintenance astro turf adds year-round greenery, complemented by outdoor lighting for evening ambience and an outside tap for convenience.



### **Parking**

There is parking to the front side of the barn for two vehicles.

### **Additional Information**

The vendor has advised that the property benefits from a built-in speaker system, allowing music to be played throughout the house and garden—perfect for entertaining or relaxing.

There is also a management charge of £100 per annum for the maintenance of communal areas.



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## The Barn, Gyes Old Yard, Market Lavington Devizes

- Spectacular Open-Plan Living
- Sought After Village Location
- Underfloor Heating Throughout Ground Floor
- Mediterranean-Inspired Garden
- Private Parking for Two Vehicles

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

**£565,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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