



**The Stable, Pinnells Farm – SN15 4JS**  
Chippenham

In Excess of **£500,000**  
**mcfarlane**  
property.com

# The Stable

Pinnells Farm, Chippenham

A simply stunning Red Brick former stable conversion in Grittenham set in about 0.33 Acres. This fabulous two double bedroom opportunity is positioned in a rural location with a great opportunity to develop and utilise the barn and tack rooms. We feel this would be ideal for an annex or Air BnB (Subject to the necessary permissions)

- Stunning Former Stable Conversion in Rural Setting
- Red Brick Detached Conversion
- Timber Clad Former Cart Barns (ideal for conversion)
- Bespoke Conversion + Styling Throughout
- Barn comprising 12m X 5m PLUS Store & tack Room
- Set in Approximately 0.33 Acres (Total)
- Two Feature Double Bedrooms
- Stunning Open Plan Kitchen Dining Room
- Master Bedroom with Free Standing Bath
- Beautiful Established Garden



# The Stable

Pinnells Farm, Chippenham

A simply stunning opportunity, to purchase bespoke former stables in a rural setting. Set within ground of approximately 0.33 Acres.

Fabulous potential with brick/ timber barn and tack room / store. We feel these would be an ideal annex or additional accommodation (subject to planning and building regulations).

Call McFarlane Sales and Lettings to View and Register

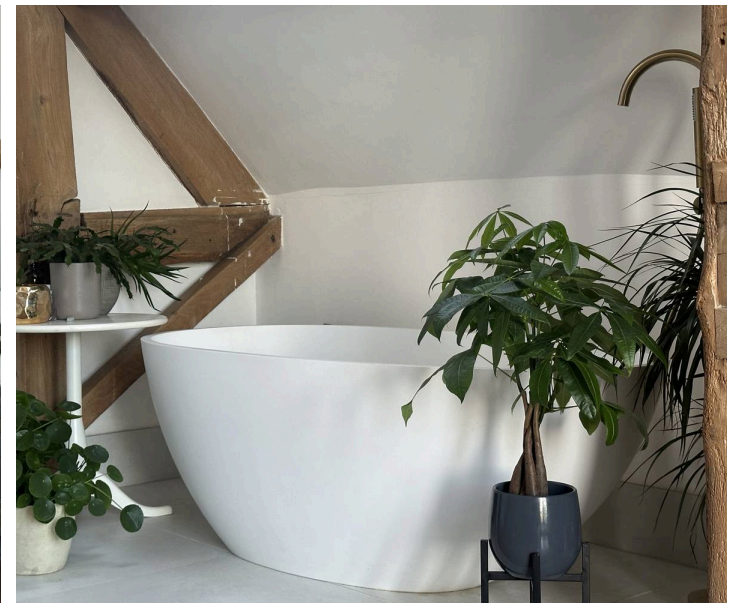
01793 751 044

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

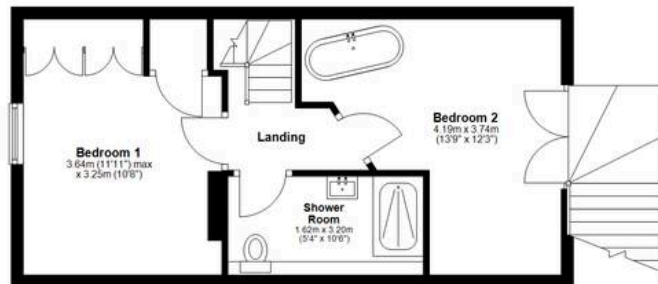


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**Ground Floor**  
Approx. 75.3 sq. metres (810.4 sq. feet)



**First Floor**  
Approx. 36.9 sq. metres (397.5 sq. feet)



Total area: approx. 112.2 sq. metres (1207.9 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.