



Orchard Barn, Leigh Delamere, Wiltshire, SN14 6JZ

Period barn conversion
 Tucked away in a private setting
 2 acre plot including 1.1 acre paddock
 3 bedrooms
 Large principal bedroom with en-suite
 Kitchen/dining room and living room
 40x20m manege and stables
 Gated parking, double garage and home office
 Rurally positioned backing onto fields
 No onward chain



01666 840 886
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £950,000

Approximately 1,751 sq.ft excluding all outbuildings

‘Occupying a private 2 acre setting adjoining the surrounding countryside, a period barn conversion with 1.1 acre paddock, stabling and a manege’



The Property

Orchard Barn is an attached period barn conversion occupying a secluded position in the village of Leigh Delamere hidden down a private drive. The property is an ideal smallholding perfectly setup for the equestrian hobbyist with stabling, a manege and paddock.

Formerly a barn belonging to the neighbouring Manor Farm as part of the Neeld Estate, the property boasts excellent proportions accentuated by high vaulted ceilings and glazed doors connecting to the south-facing front courtyard. Arranged over a single floor, the accommodation extends to around 1,750 sq.ft. The main living space comprises a very large living room and kitchen/dining room. The living room has a wood-burning stove at the focal point. The kitchen is fitted with a breakfast bar island and integrated appliances include a dishwasher, fridge, freezer, and washing machine. Across the hallway, there are three bedrooms and a bathroom. The fantastic principal bedroom suite is accompanied by an en-suite with a large walk-in shower and free-standing bath.

Set down a private driveway which is shared with three other properties, the property has excellent privacy entered through a double gate to a walled forecourt providing ample private parking as well as a timber-built double garage with two storerooms and power connected. In addition, there is a modern home office/studio. Across the forecourt there is gated access into the stable yard which comprises two stables within a large 41ft open barn. The 1.1 acre paddock lies beyond backing onto the surrounding countryside and leads to the 20x40m school surfaced with Martin Collins CLOPF sand and fibre and screened by mature hedging. The gardens adjoin the barn including the charming sunny courtyard at the front planted with roses, and a large south-westerly lawn to the side with decking. There is also an orchard.

Situation

The property is located within the rural hamlet of Leigh Delamere situated between the larger villages of Grittleton and Kington St Michael. There is a choice of footpaths and bridle paths which tour the stunning Wiltshire countryside available straight off the doorstep. Leigh Delamere service station is

within walking distance to the property and has amenities such as Marks & Spencers and cafes. The property is well positioned for swift access onto the M4 providing an easy commute to London, Reading, Swindon, Bristol and the M5. The neighbouring village of Grittleton has various amenities including The Neeld Arms public house, Church, tennis and cricket clubs. To the south, Kington St Michael has an Ofsted rated Outstanding Primary School, The Jolly Huntsman Inn, a community ran village shop, traditional café, village hall, and church. A further choice of local villages include Yatton Keynell and Hullavington both with post office stores and primary schools, plus Yatton Keynell has a doctors surgery. Both the market towns of Malmesbury and Chippenham are within a 10-minute drive and have a comprehensive range of facilities plus an excellent choice of secondary schools. The cultural cities of Bath and Bristol are about 25 minutes by car whilst for those needing to travel further afield, there are frequent inter-city train services at Chippenham to London Paddington (fastest 63 minutes) and Bath is just 11 minutes away by train. The M4 (Junction 17) is about 5 minutes' drive away providing easy access to London, the south and the Midlands.

Additional Information

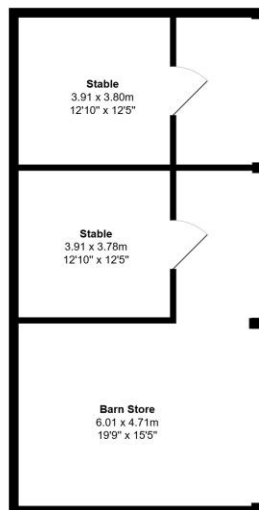
The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is curtilage listed and located within a conservation area. There are two titles for the property. Ultrafast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band G.

Directions

From Chippenham, follow the A350 towards Malmesbury and take the left hand turn by the traffic lights towards Kington St Michael. Proceed through the village, pass over the motorway bridge and take the next left hand turn to Leigh Delamere. Locate the drive to the property on the right hand side.

Postcode SN14 6JZ
 What3words: ///ideas.jazz.pampering

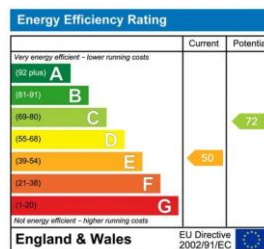
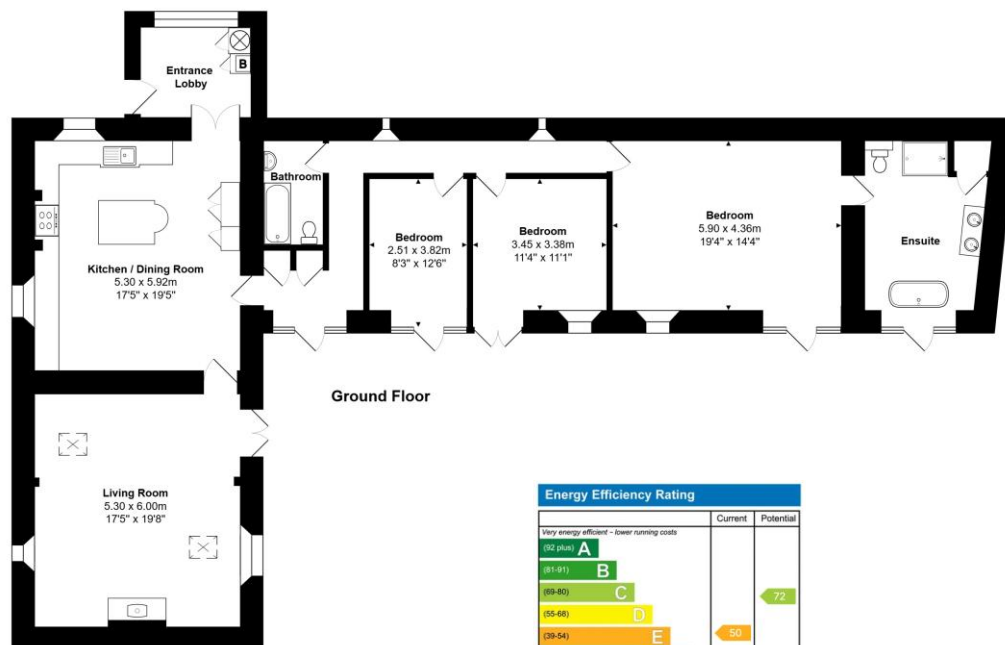
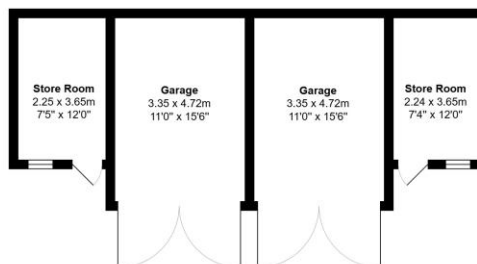




House Area: 162.7 m.sq. ... 1751 sq.ft.

Total Area: 289.5 m² ... 3116 ft²

All measurements are approximate and for display purposes only



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577