

# Steeple Ashton Wiltshire



**ASHTON MILL STABLES  
STEEPLE ASHTON  
TROWBRIDGE  
WILTSHIRE  
BA14 6HQ**

An incredible 4 bedroom attached barn conversion with a large workshop and further useful outbuildings, set in an amazing rural position with unspoilt countryside views and fabulous gardens.

- A Magnificent Barn Conversion
- Vaulted Living/Dining Area
- Stunning Handmade Kitchen
- 4 Double Bedrooms
- Oak Framed Garden Room
- Stylish En Suite Shower Room & Contemporary Family Bathroom
- Beautifully Landscaped Gardens
- Just over an Acre
- Ample Parking
- Outstanding Views
- 50FT Long Workshop/Garage & Attached Bar/Games Room

**Guide Price £1.1m**



## DESCRIPTION

Ashton Mill Stables is an exceptional four-bedroom link-detached barn conversion, beautifully positioned in a breathtaking rural setting with spectacular far-reaching views. Set within stunning landscaped gardens extending to over one acre, this unique home offers an enviable blend of character, space, and tranquillity. A particular highlight is the impressive 50ft outbuilding with great versatility, offering potential for a six-bay garage, workshop, artist's studio, or conversion into a self-contained annexe, subject to the necessary planning permissions. Combining idyllic countryside living with wonderful potential, Ashton Mill Stables is a truly rare opportunity to acquire a distinctive home in an outstanding location.

The original barn is believed to date back to the 1870s, but was converted and extended by the current owners into the family home it is now. The craftsmanship on throughout the house is outstanding with great attention to detail. At the heart of the barn is a 39ft long open plan vaulted kitchen/dining/living room, making it an ideal eating and entertaining space. The handmade kitchen is finished with cedar worktops and a breakfast bar with granite worktop. Three sets of French doors open on to the garden whilst the fourth set lead through to a superb vaulted oak framed a garden room with feature log burner. An inner hall off the kitchen has bespoke doors into a utility/cloakroom, a contemporary family shower room and four double bedrooms. The principal bedroom has a cleverly concealed luxurious en suite hidden behind a handmade door with a full length mirror. Outside, the house also excels. There is parking for up to 10 cars with extra space for a motorhome. The well maintained established gardens are south facing and a true delight with a bridge spanning a stream, various fruit trees, manicured lawns and colourful planted borders in addition to a number of delightful seating areas from where you can enjoy the views over corn fields and up to the Westbury Downs. Set off the kitchen and one of the bedrooms is a smaller courtyard garden with a palm tree and an array of gorgeous plants and shrubs. The incredible outbuilding could be used for a variety of purposes including ancillary accommodation and even has a games room with a corner bar attached to it. A generator provides 3-phase electricity. A handmade garden store and a charming brick and timber clad Wendy house complete this unique property.

## SITUATION

This location is wonderful. Situated at the end of an unmade road which serves this and two other properties in an outlying part of the picturesque village of Steeple Ashton, with uninterrupted panoramic views. The village has a thriving community providing playing fields, a public house/shop/post office. The village has been voted the best kept village in Wiltshire on numerous occasions. The delightful villages of Edington and Keevil are also close by. The historic market towns of Devizes, Trowbridge, Melksham and Chippenham and the cities of Bath and Salisbury are all within a 30 mile radius. Dauntsey's School, Marlborough College and St Mary's Calne are easily accessible. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury; fast road access to London and the West Country, Heathrow and Gatwick via the M4 to the north and the A303 to the south.

## PROPERTY INFORMATION

Council Tax: Band D

Services: Combination of oil-fired boiler + air source heat pump (air source not actively used) + wood burners. Underfloor heating to the kitchen/dining/living area.

Solar PV panels and solar thermals for hot water. Mains water and electricity. Private drainage via a septic tank (we understand this complies with current regulations).







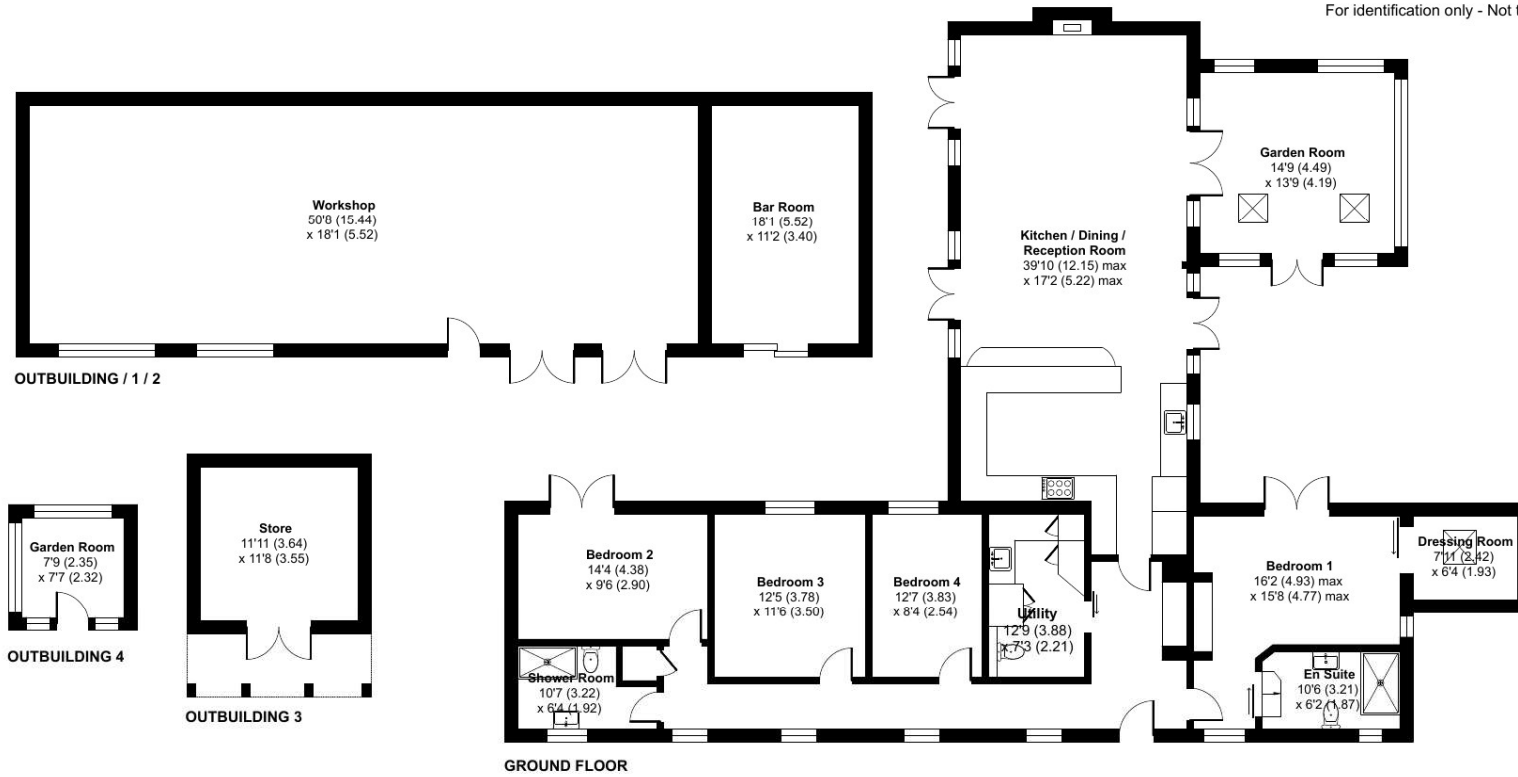
# Ashton Mill Stables, Steeple Ashton, Trowbridge, BA14

Approximate Area = 1982 sq ft / 184.1 sq m

Outbuildings = 1317 sq ft / 122.3 sq m

Total = 3299 sq ft / 306.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Strakers. REF: 1482911

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