



The Old Hay Barn, Upper Pavenhill, Purton, Swindon, Wiltshire, SN5 4DQ

Agricultural barn with planning permission to convert
Superb opportunity to create a stunning home
Outstanding elevated position with uninterrupted views
Up to 1 acre available within the purchase price
Potential to purchase further land by separate negotiation
Viewings by appointment only



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Offers in excess of £380,000

‘Occupying an enviable elevated location with exceptional uninterrupted far reaching views, a large steel framed barn (2562sq.ft) with Class Q Permitted Development Rights to create a stunning new 4/5 bedroom home’



The Property

An exceptional opportunity to create a truly bespoke new home in a stunning location with Permitted Development Rights granted for a Class Q Conversion (Wiltshire Council Planning Ref: PL/2025/04177) of an existing steel framed agricultural barn. Perched on the rural edge of the sought-after village of Purton, 'The Old Hay Barn' commands a spectacular elevated position, offering uninterrupted westerly views towards the South Cotswolds and enjoys magnificent sunsets.

The proposed conversion is to provide a substantial home extending to around 2,562 sq.ft. The accommodation includes a desirable open plan kitchen/family room complete with high vaulted ceilings and bi-folding doors that fully embrace the breathtaking views. The design also incorporates two additional reception rooms and four generous bedrooms. The principal bedroom will feature an en-suite bathroom and a dedicated dressing room.

The property sits within a formal granted amenity area of c. 516 m.sq., however, the clients are willing to include up to an acre of grounds within the purchase price if desired. There is also the potential to purchase further acreage and adjoining pasture by separate negotiation.

Situation

The property is ideally located on the rural edge of Purton, offering outstanding views across the surrounding countryside. Purton is a thriving large village positioned approximately 3 miles north of the M4 (J16), set amidst delightful Wiltshire countryside. The village is well-served with a variety of local shops and amenities, including two convenience stores, an organic farm shop, a library, doctors' surgery, dentist, veterinary surgery, and a primary school, alongside independent shops, popular pubs, and restaurants. The village benefits from an excellent primary school and is within the

catchment for the highly regarded Braydon Forest School. The larger town of Royal Wootton Bassett, with its extensive facilities, is just 5 miles away, while the commercial hub of Swindon, offering a mainline train station, is located about 6 miles distant. The M4 provides convenient access to London, Bristol, and Bath, and the village also offers easy reach to the A417/A419 for Cirencester and Cheltenham, as well as the M5 motorway.

Viewings

Strictly by appointment only and must be accompanied by an agent.

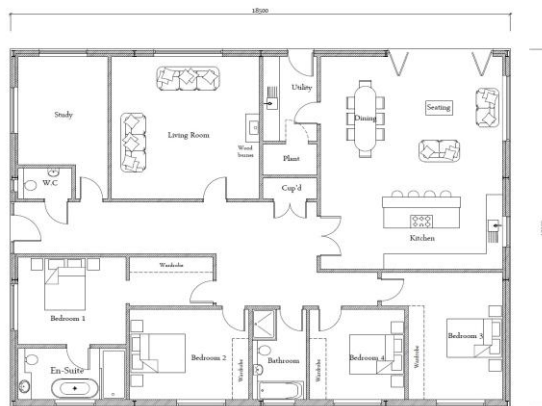
Directions

From the B4696 Braydon Road between Ashton Keynes and Wootton Bassett, take the turn towards Purton and after a mile or so, climb the hill towards the village. Just before the village sign, locate the entrance to the farmyard on the left hand side.

Postcode SN5 4DQ

What3words: ///octagon.note.committee

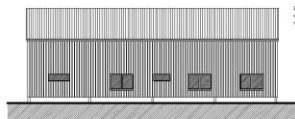
Agent note: CGI for guidance only.



Barn 1 Floor Plan
Gross internal floor area = 238m²



South Elevation



East Elevation

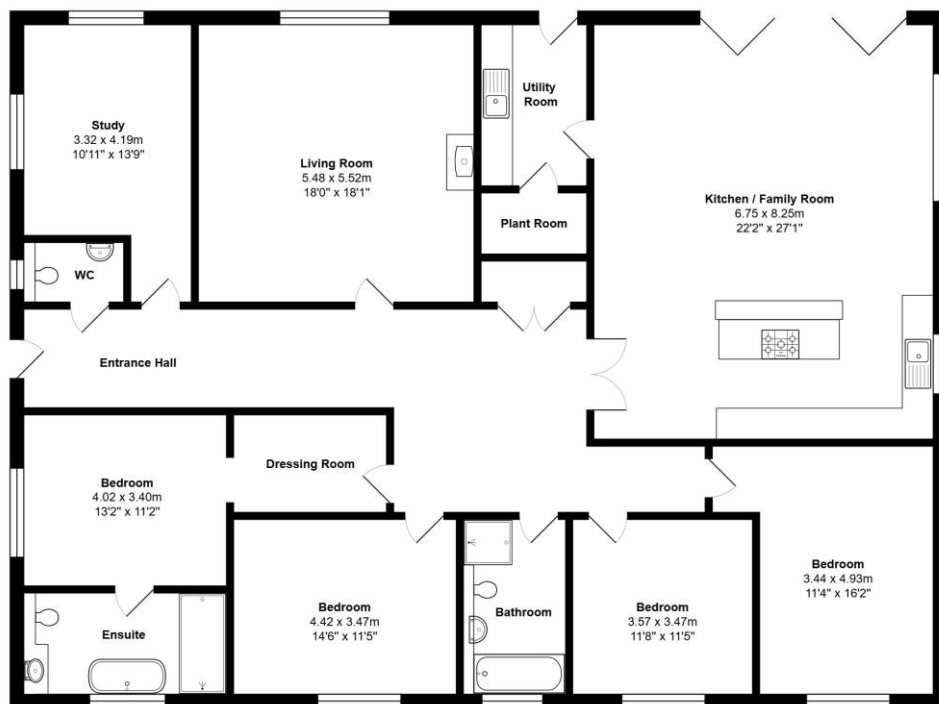


North Elevation



West Elevation

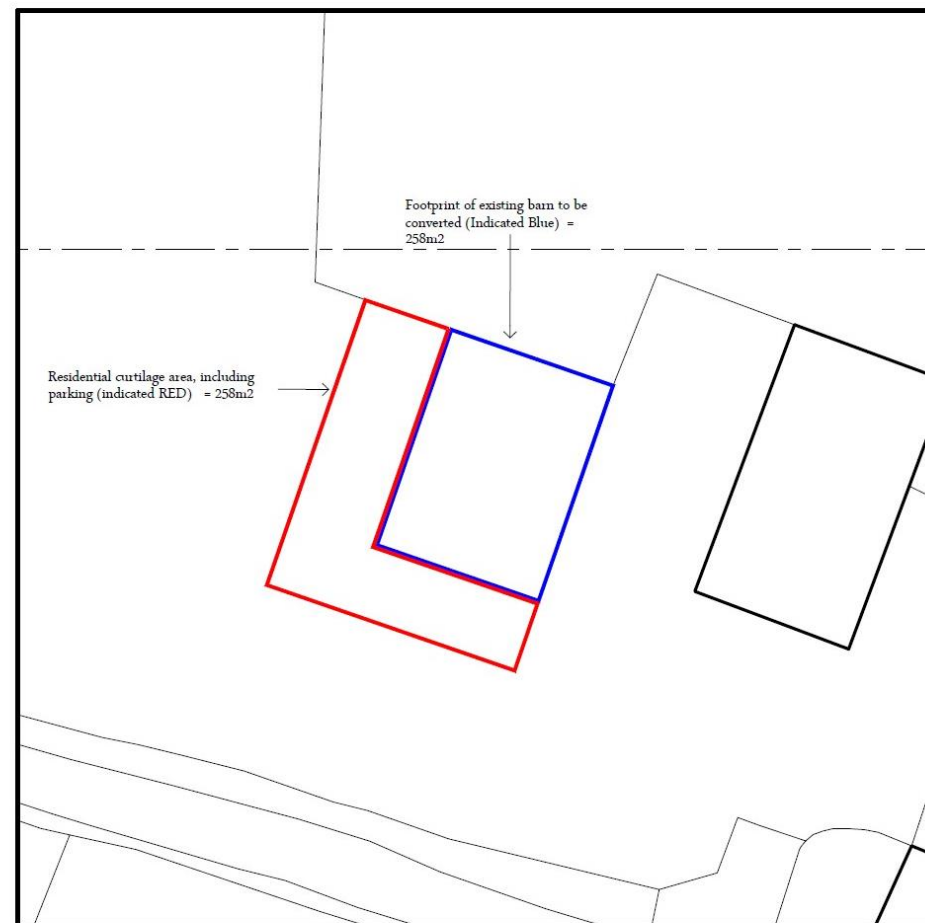




Ground Floor

Total Area: 238.0 m² ... 2562 ft²

All measurements are approximate and for display purposes only



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