

JAMES PYLE&CO.

1 Grain Store Barn, Farleaze, Malmesbury, Wiltshire, SN16 0LD

Contemporary barn conversion
Rural setting 3 miles from Sherston
3 bedrooms and mezzanine floor
Stunning open plan kitchen/dining/living room
Air source heat pump and underfloor heating
1 acre of garden and paddocks
Private gated parking
Westerly countryside views

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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £700,000

Approximately 1,346 sq.ft

'A stunning contemporary barn conversion with 1 acre of grounds, set amongst beautiful countryside with westerly views'

The Property

Hidden away in a private rural setting some 3 miles outside of the desirable Cotswold village of Sherston, 1 Grain Store Barn is a stunning contemporary home accompanied by 1 acre of garden and paddocks. Converted in 2022 alongside just three other homes, the property enjoys far-reaching, uninterrupted countryside 180-degree views with the principal living area positioned at the rear to enjoy a westerly aspect and in particular command some outstanding sunsets.

An impressive home to be proud of, the barn is superbly designed and completed to an exceptional high-quality finish boasting air source pump heating and underfloor heating beneath polished concrete flooring. The layout offers a lovely balance of open plan living as well as cosy comfortable spaces, plus the recent addition of a mezzanine first floor offering a study/occasional fourth bedroom. The stylish accommodation extends to 1,346 sq.ft. The superb specification allows for low running costs benefitting from a high EPC rating B

A particular feature of the layout is the stunning open plan kitchen/reception which has been designed to take full advantage of the setting, views and grounds through large windows and three sets of patio doors. This light and bright room comprises a kitchen, dining, and living area with the mezzanine gallery above. The kitchen is extensively fitted with integrated appliances and has a utility room adjoining. The living area has a contemporary style wood-burning stove. The bedroom accommodation is located on the ground floor making it an excellent home for those with mobility issues or looking for a 'future proof' home. This light and airy three-bedroom accommodation is accentuated by high ceilings and large windows. There is a family 'Jack & Jill' style bathroom and a further WC off the entrance hall.

This idyllic country home is accompanied by a generous amount of external grounds comprising of a formal garden and two fenced paddocks beyond which total 0.9 acres. The paddock is currently a wonderful meadow enhancing the picturesque outlook but has the potential for a range of uses from those wanting the 'good life' with orchards and chickens, a family seeking a private secure place for their children to play, or the equestrian requiring a pony paddock. The whole site is secured by shared electric front gates complete with video intercom and the property has an intruder alarm system. There is allocated parking in front of the property.

In June 2023, planning permission was granted to construct a garage/workshop and home office. (Planning Reference Number: PL/2023/02803).

Situation

The property is positioned within an idyllic rural setting on the edge of the Cotswold Area of Outstanding Natural Beauty. 3 miles to the north is the much sought after village of Sherston with its broad High Street and thriving community offering many facilities, including a church, popular primary school, doctors surgery, Co-op shop and post office, coffee shops, hairdresser, Indian restaurant, garden centre and the highly regarded 16th century Rattlebone Inn, with its excellent food and friendly atmosphere. Some further 3 miles south lies the village of Grittleton with amenities including The Neeld Arms public house, Church, tennis and cricket clubs. The village of Hullavington is also within easy reach with additional amenities. A more comprehensive range of facilities are found at the market towns of Malmesbury, Tetbury and Chippenham which are all within 10 miles. Schooling locally is second to none, with very good state and independent schools including Ofsted rated Outstanding Malmesbury secondary school and Westonbirt prep school. The cultural cities of Bath and Bristol are about 30 minutes by car and for those needing to travel further afield there are frequent inter-city train services at Chippenham with London Paddington just over an hour away. The M4 is 5-10 minutes' drive away to Junction 17 and 18 respectively providing access to London, the south and the Midlands. The local area is rich with activities and attractions including Westonbirt Arboretum which hosts music concerts, horse racing at Bath and Cheltenham, golf at Castle Combe, and for the keen equestrian, there is the world famous Badminton Horse Trials and the Beaufort polo and hunt.

Additional Information

The property is Freehold with air source heat pump central heating, private sewage treatment plant drainage, private water, and mains electricity. There is a service charge of approximately £624 p/a payable to Grain Store Barn Management Company Limited which contributes to maintenance and a small sinking fund. Broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Wiltshire Council Tax Band E.

Directions

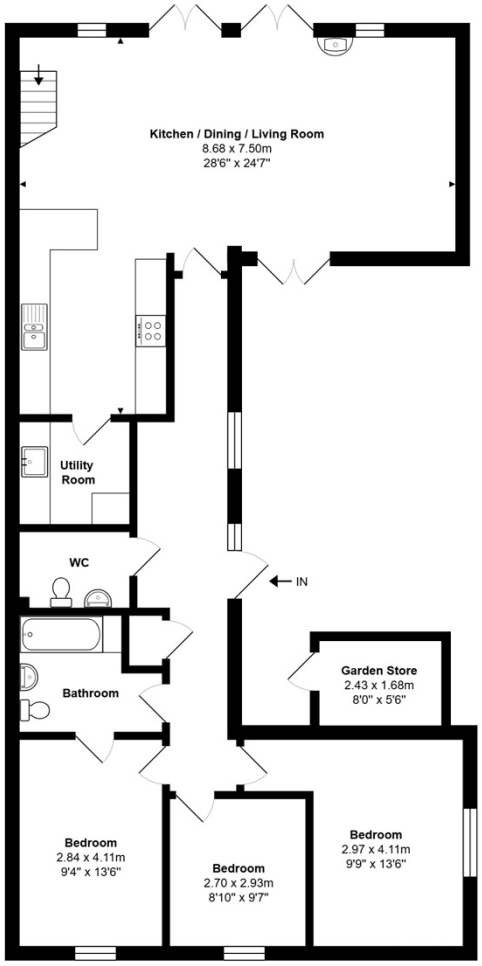
From Grittleton crossroads, head north along the Fosse Way towards Luckington and Sherston. After approx. 3 miles, take the right hand turn into Pig Lane. Follow Pig Lane for about 1 mile, passing over the rail bridge, to then locate the property on the right hand side.
Postcode: SN16 0LD
What3words: ///richest.mocked.smarting











Ground Floor



First Floor







House Area: 126.0 m.sq. ... 1356 sq.ft. (excluding void, attic stores and garden store)

Total Area: 158.1 m² ... 1702 ft² (excluding gallery void)

All measurements are approximate and for display purposes only

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