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Barn Home Farm Cottage Close Lane, Marston, Devizes,
Wiltshire, SN10 5SN

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Guide Price £799,950

A charming 3 bedroom barn conversion with a self contained 1 bedroom annexe, stunning gardens and 3 large paddocks.

- Exciting Opportunity To Buy A House With Land
- Also Ideal Multi Generational Property
- 3 Bedroom Barn Conversion
- Attached 1 Bedroom Annexe
- 3 Paddocks
- Wonderful Gardens
- In All 5.41 Acres
- Ample Parking & Scope For Garaging
- Workshop
- No Onward Chain

Freehold

EPC Rating D









Offered to the market with no onward chain, this wonderful barn conversion enjoys an idyllic rural setting and extends to approximately 5.41 acres in total. Beautifully combining character and versatility, the property includes a self-contained one-bedroom annexe, making it ideally suited to multi-generational living, guest accommodation or home-and-income potential.

Internally, the main house has an impressive 33ft open plan kitchen/living/dining room with quarry tiled flooring, beams and stairs leading up the first floor. In the siting room area there is an attractive Inglenook style fireplace with herringbone brick detailing and an electric fire. The kitchen has a good range of fitted wall and base cupboards with a built in electric oven and 4 ring hob. A large utility room houses the oil fired boiler and offers useful storage space. On the first floor there are three bedrooms and a modern family bathroom with a bath and shower. The main bedroom features fitted wardrobes and an en suite bathroom. The attached annexe mirrors the main house with an open plan kitchen/living/dining room set alongside a double bedroom and en suite bathroom. Between the main house and the annexe there is 1970sqft of accommodation. Next to the annexe is a very useful workshop with light and power- which could be used as a garage for a small car.

The property has extensive private parking and is surrounded by mature, well-established gardens and a nature pond, creating a peaceful and private retreat. In addition, there are three substantial paddocks, offering excellent opportunities for equestrian use, hobby farming or those seeking a smallholding lifestyle. This unique and flexible home presents a rare opportunity for buyers to enjoy country living with space, privacy and still lots of potential.

Situation
The property occupies an attractive and unspoilt rural setting in the small sought after hamlet of Marston, down a small no through lane just off the delightful village green. Marston is close to the village of Worton which has a public house and a primary school and lies four miles south west of the historic market town of Devizes. Devizes has a comprehensive range of shopping, transport and leisure facilities; the Kennet and Avon canal runs through the town, there is a swimming pool, theatre, schooling for all ages, a museum and thriving twice-weekly market. The major centres of Bath, Swindon and Salisbury, and the country towns of Trowbridge and Chippenham, are all within a thirty 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
Services: Main House: Oil fired central heating. Annexe: Electric heating. Both properties have mains drainage, water and electricity. EPC Rating: D
Local Authority is Wiltshire Council- Tax Band E. Located in a Conservation Area
Agents Note: There is a public footpath that runs through the first paddock to the rear of the house.







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Approximate Area = 1434 sq ft / 133.2 sq m
Annexe = 536 sq ft / 49.7 sq m
Outbuilding = 189 sq ft / 17.5 sq m
Total = 2159 sq ft / 200.5 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). ©nichecom 2026. Produced for Strakers. REF: 1456782

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