



⑨ The Old Granary 7 Wadswick Lane, Neston, Corsham, Wiltshire, SN13 9TA

⌚ Guide Price £1,100,000

The 'wow factor'... 'kerb appeal'... whatever you want to call it, the Old Granary certainly has it! This imposing property sits in a large plot on the edge of the sought after village of Neston

- Extensive, 200 year old, barn conversion, offering flexible accommodation
- Envious location, close to the church, primary school and village pub
- Large, south west facing gardens, with views over open farmland
- Large detached double-garage and drive way parking for 10 or more cars
- Highly desirable, family home with many unusual features

❖ Freehold

⑩ EPC Rating C



Offers highly flexible accommodation, over three floors. To the front, double-glazed panelling extends for two stories, across the full width of the building. Entering via the front door takes you into a small hallway, with stairs to the left leading up to the impressive 26' X 19' sitting room, with huge beams, double-height ceiling and views across the village. A further 'paddle staircase' takes you up to the generously-sized attic room with exposed beams and views over the garden and beyond. Currently used as a studio, the room can also be utilised as a 'fifth bedroom. On the ground floor, the entrance hall leads straight into the dining room, with stone fireplace housing a wood-burner. There is a double-glazed door leading out to a secluded courtyard, ideal for enjoying a coffee in the early morning sun. Two steps up from the dining room lead to a long, feature-glazed corridor, giving access to a family bathroom, with bath and quadrant shower. Completing the picture at this end of the Granary are four bedrooms, two with fitted wardrobes and one with an en-suite shower room. Another door from the entrance hall leads to a large, fitted kitchen, with ample room for 'day to day' dining. A door from the kitchen leads to a spacious utility room, with stainless-steel sink and fitted cupboards. Fully glazed double doors lead from the kitchen to a large conservatory, opening onto the garden. A door from the conservatory leads into a large, dual-aspect sitting room, with underfloor heating and an ensuite shower room. A further door leads to the utility room - providing an opportunity for this part of the house to be used as self-contained accommodation. The south-west facing gardens extend to around a third of an acre, with numerous trees and shrubs, a large area of lawn and paved, patio areas. A gravel driveway provides easy parking for at least ten cars and is enclosed by a pair of five-bar gates. At the far end of the driveway is a recently added double garage

#### Situation

Neston is a popular village with country walks close by. Neston has a good community spirit and boasts excellent Neston Primary School, pre-school, village hall, church and chapel and the welcoming Neston Country Inn, which is easily walkable to and from the property. Two miles to the north, the market town of Corsham is home to a wealth of beautiful and historic buildings, a supermarket, a range of specialist shops, sports and leisure facilities and tempting places to eat and drink. Corsham is well placed for access to junctions 17 and 18 of the M4 motorway network and within easy commuting distance of Bath, Bristol and Swindon. Railway services are available at Melksham. Bath and Chippenham provide services to London Paddington.



# Wadswick Lane, Neston, Corsham, SN13

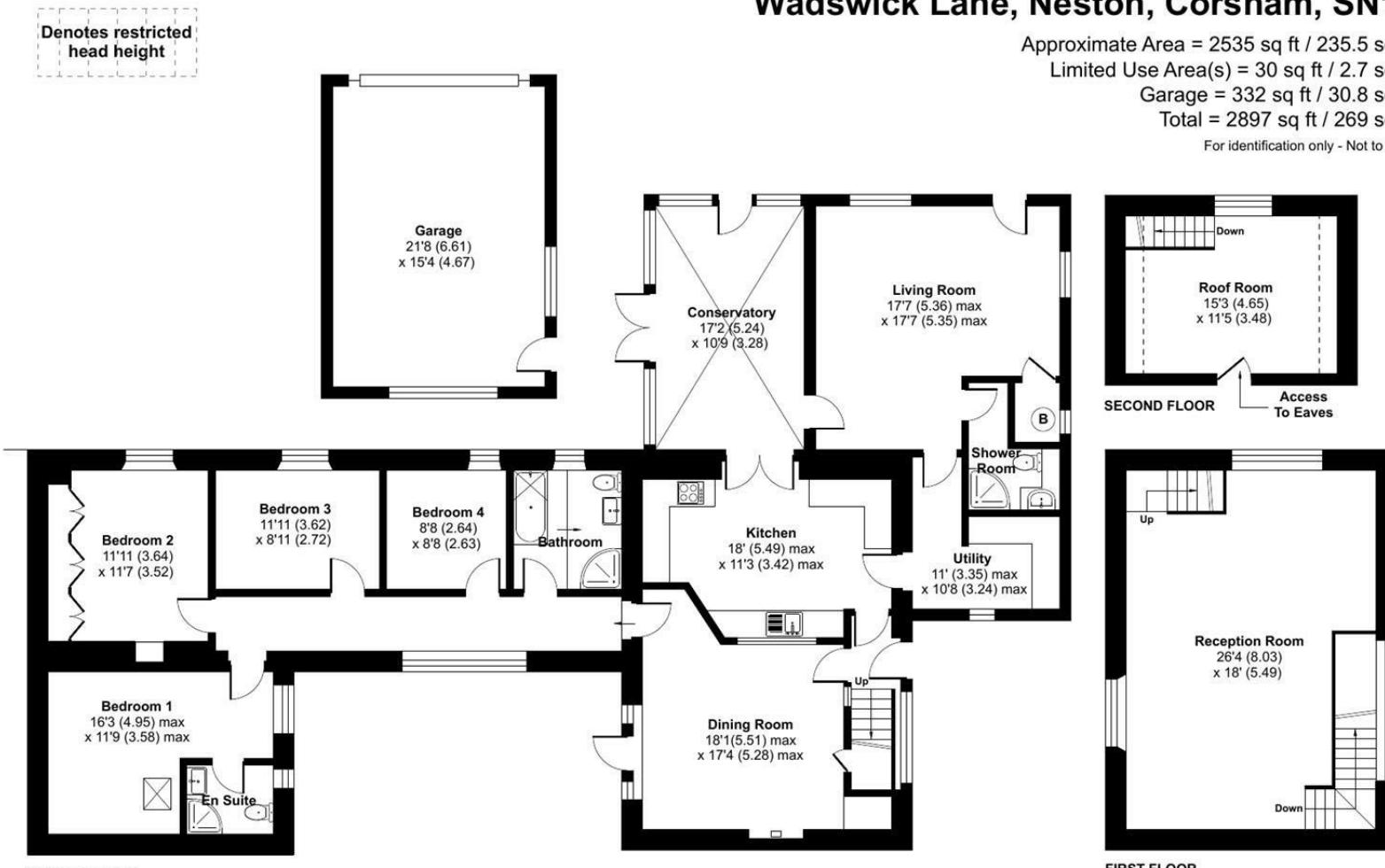
Approximate Area = 2535 sq ft / 235.5 sq m

Limited Use Area(s) = 30 sq ft / 2.7 sq m

Garage = 332 sq ft / 30.8 sq m

Total = 2897 sq ft / 269 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). ©niches.com 2025. Produced for Strakers. REF: 1359653

**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

# strakers

For further details 01249 712039  
corsham@strakers.co.uk

In branch | Online | On the move  
strakers.co.uk