



JAMES PYLE & CO.

Longbarn, Lower Stanton St. Quintin, Chippenham, Wiltshire, SN14 6DB



Substantial 16th Century barn conversion  
 Successful holiday let business  
 3.5 acres of gardens and orchards  
 Two self-contained annexes  
 Edge of village position with views  
 Private parking and double garage  
 Excellent lifestyle opportunity  
 Close to the M4 corridor



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £1,795,000**

Approximately 6,379 sq.ft in total

*‘This substantial period barn conversion presents the fantastic opportunity for those seeking a country lifestyle with a commercial aspect’*

## The Property

Longbarn is an exceptional and extensive property which presents a superb country lifestyle opportunity with a commercial aspect. Set within 3.5 acres of carefully landscaped gardens and orchards, the whole comprises a large family home with further ancillary accommodation which is currently run as a successful holiday let business.

The original barn dates back to the 16th Century displaying a wealth of charm and character and is extensive in its own right extending in all to 4,330 sq.ft. The entrance hall is an impressive start to the ground floor accommodation with a galleried landing above. The substantial 36ft drawing room has a grand stone fireplace at the heart and a double glazed door opening to the garden with views across to the orchard. Down the hall, double doors open to the dining room whilst the magnificent kitchen is located at the far end with a stunning high vaulted ceiling and double height windows ascending.

The kitchen is well-fitted with timber units around a large sociable central breakfast bar incorporating a Richmond gas range cooker, double butler sink, integrated dishwasher, microwave and two under counter fridges. The far wing located beside the double garage comprises two offices, a utility room and a former billiards room. This could be utilised as a self-contained flat or staff accommodation if required. On the first floor, there are four main double bedrooms, a family bathroom and two en-suites. The principal bedroom has a superb rural outlook complete with a balcony terrace which takes in the sunrises across the rolling countryside.

## Situation

The village of Lower Stanton St Quintin is situated equidistance between the market town of Malmesbury and the larger town of Chippenham. The property is located on the rural edge of the village and there are excellent local walks from the doorstep taking in the surrounding countryside. Located



within a 10-minute walk from the property is a garage incorporating a well-stocked Budgens shop and Costa coffee café. The neighbouring village of Stanton St Quintin sees regular activities being ran at the village hall as well having a primary school, a Norman church, and restaurant at Stanton Manor Hotel, open to non-residents, providing a convivial atmosphere for food and drinks. The nearby village of Upper Seagry also has a popular primary school. Both Malmesbury and Chippenham are within a 10-minute drive and have a comprehensive range of facilities plus secondary schooling. The village is conveniently located for easy access to Junction 17 of the M4 motorway providing ideal commuting to London, Bristol, Bath, Reading and Swindon whilst Chippenham railway station has mainline services to London, Wales and the South West. Bristol Airport is a 45-minute drive away.

## Tenure & Services

The property is Freehold. The main barn has

gas fired central heating system. Longview has air sourced heating with underfloor heating and Lavender Lodge has eco electric radiators. Mains drainage, water, gas, electricity and high speed fibre broadband.

## Directions

From Malmesbury, follow the A429 south towards Chippenham and the M4 motorway. Take the first exit at the Hullavington roundabout and then enter Lower Stanton St. Quintin to take the next left hand turn into the village. Follow the lane around the bends to the edge of the village and locate the entrance to the property on the final bend on the left hand side. Postcode SN14 6DB. What3words [///superbly.harmlessly.operating](https://www.what3words.com/superbly.harmlessly.operating)

## Local Authority

Wiltshire Council

## Council Tax Band

G £3,308







*‘The current owners have established a successful self-catering accommodation and glamping business at the property.’*

## Longview

To the east, a dogleg attached former barn has been converted in modern times to a wholly self-contained unit boasting 1,636 sq.ft. of accommodation. Originally designed as conference rooms, the unit has been transformed more recently into a self-catering holiday let conveniently designed with disabled access. The barn includes two light and airy high-ceilinged rooms overlooking the garden comprising a living room with stylish wood-burner and a kitchen/dining room. There is a bedroom with adjoining en-suite bathroom and an entrance hall which can be used as additional bedroom space beside a wet room.

Underfloor heating spans the entire property with an air sourced heat pump.

This substantial suite connects directly to the main barn and therefore can be used as further principal accommodation if necessary.



## Lavender Lodge

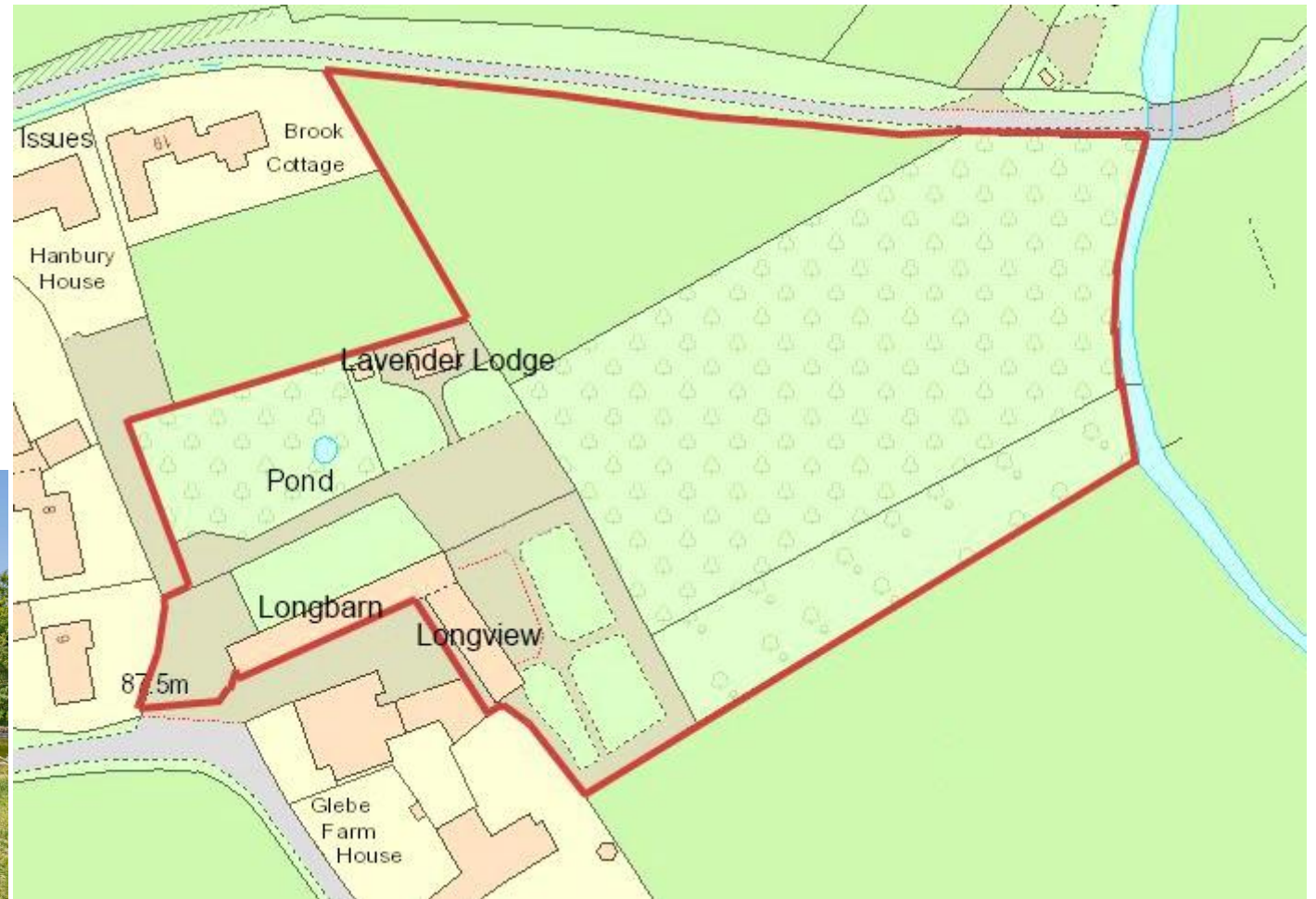
Within the grounds positioned away from the main house, there is a fully insulated log cabin studio which is also utilised as a self-contained holiday let. The open plan interior layout includes a bedroom area, living room and modern fitted kitchen. There is an adjoining private wet room. Externally there is further WC and shower facilities available for camping guests in the warmer months.

The furniture and contents of Longview and Lavender Lodge are available through separate negotiation.

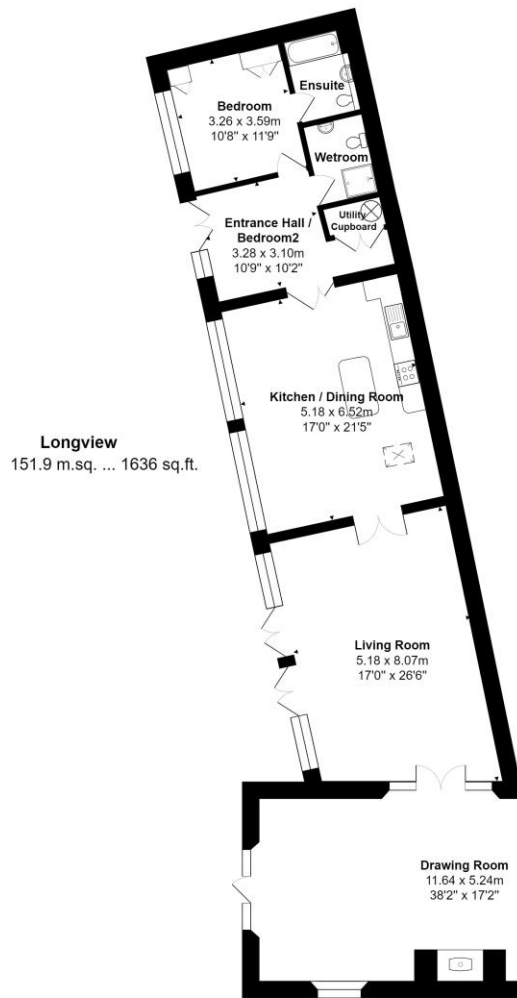




Externally, the grounds have been lovingly designed as an idyllic country haven to enjoy comprising two formal gardens, a fenced orchard housing chickens and ducks complete with a pond, plus a productive vegetable garden. Beyond, there is a large field which has been planted as an additional orchard. In summer months, there are three glamping pitches with electrical connection in the lower orchard for seasonal tents. There are extensive parking areas for all the properties and an integral double garage for the main house.







Total Area: 592.6 m<sup>2</sup> ... 6379 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



### Longbarn EPC



### Longview EPC



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