



JAMES PYLE^{Co.}



2 Grain Store Barn, Pig Lane, Grittleton, Chippenham, Wiltshire, SN14 6AU

Brand new contemporary barn conversion
Discreet rural location behind electric gates
Surrounded by AONB countryside
Garden and private paddock
4 double bedrooms, 3 bathrooms
Fully integrated open plan kitchen/dining room
Living room with wood-burner and bi-folds
Air source pump & underfloor heating via web-based controls
Wonderful sunset views
Off-road parking



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Guide Price: £750,000

Approximately 2,362 sq ft

‘Nestled within an exclusive rural setting with garden and a paddock, an exceptional brand new 4 bedroom barn conversion’

The Property

Grain Store Barn is an exceptional brand-new barn conversion consisting of just four homes hidden away in an exclusive rural location surrounded by stunning Cotswold Area of Outstanding Natural Beauty countryside and yet is just 5-minutes from one of Wiltshire's top villages. With far-reaching, uninterrupted countryside views from every angle, the grounds and principal living areas relish further in a south-west aspect and in particular command some outstanding sunsets. An impressive home to be proud of, the barn is superbly designed and well-configured completed to an exceptional high-quality finish boasting air source pump heating and underfloor heating beneath polished concrete flooring. Number 2 has been designed to take full advantage of the setting, views and grounds drawing the eye from every room straight to the breath-taking surrounds. The light and airy four bedroom accommodation is accentuated by high ceilings and large windows combined with a lovely balance of open plan living areas on the ground floor as well as cosy comfortable rooms on the first floor. In addition, the superb specification allows for low running costs benefitting from a high EPC rating B. The property is ready to be moved into and is available chain free.

This idyllic country home is accompanied by a generous amount of external grounds comprising of a formal garden and paddock beyond. The paddock is currently a wonderful wildflower 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 each property has further intruder alarm systems. Allocated parking is provided in front of the property.

Situation

The property is positioned within an idyllic rural setting 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.

Required Information

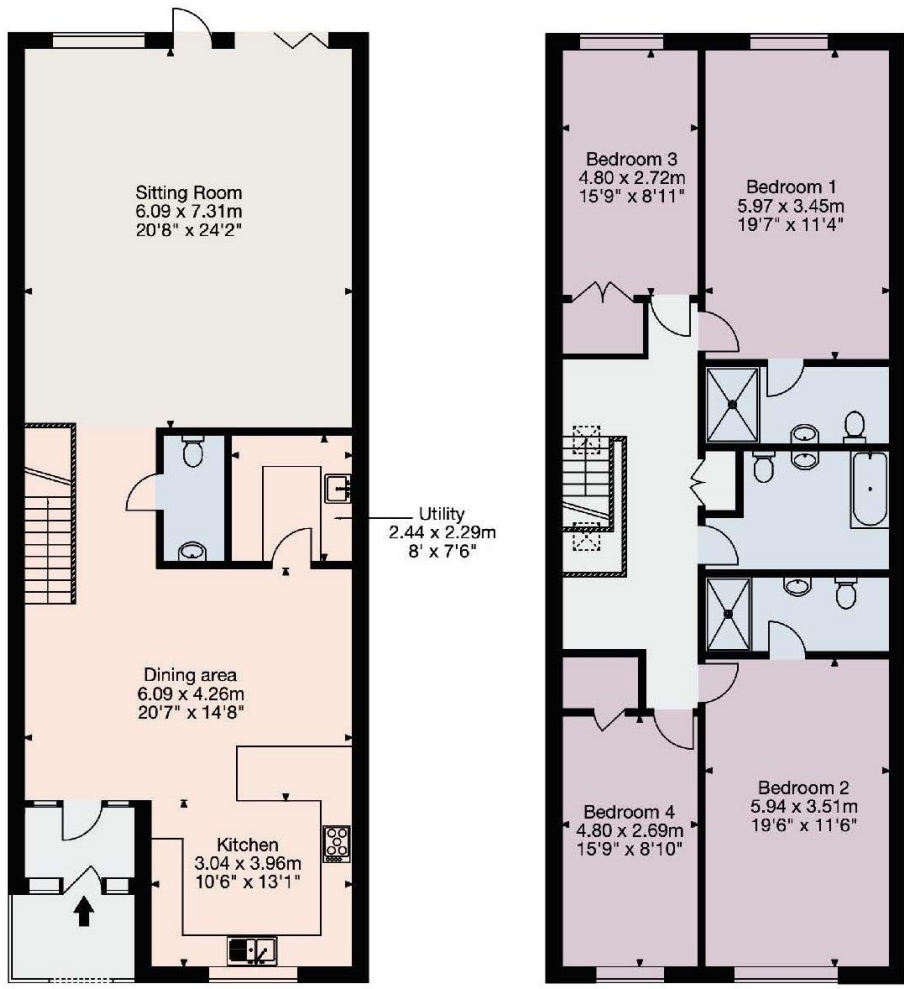
The property is Freehold with air source pump

heating (underfloor ground floor and radiators first floor), a private sewage treatment plant (not shared), a private shared water supply (approved and tested bore hole) and mains electricity. There will be a resident's service charge of approximately £500-£550 p/a contributing to the maintenance of the communal shared aspects (Once all properties are occupied, the residents will create their own management company). Council Tax Band F (£3136.36 2023/24). Cabled/Fibre Internet not available however Starlink recommended or 4G Router to masts. There is good mobile phone coverage with some restrictions. Please check the Ofcom mobile and broadband checker website for more information.

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. Sat nav postcode SN16 0LB. What3words /// elevates.mason.retiring

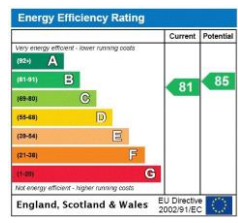




Ground Floor

First Floor

Plot 2 - Grainstore Barns, Chippenham, Wiltshire, SN14 6AU
Gross Internal Area (Approx)
Total Area 219 sq m/2,362 sq ft



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