



JAMES PYLE^{Co.}

Barns at Little Smithcott Farm, Dauntsey, Chippenham, Wiltshire, SN15 4JH

Development Opportunity
Rural Village Location
Planning Consent for Conversion
Main Dwelling and Detached Annexe
Studio/Home Office/Gym
Car Port Garage
Approximately 0.5 acre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price £390,000

Gross Internal Areas 213.06 sqm/2,293 sq.ft (Main 129.43 sqm,
Annexe 60.63 sqm, Home Office 23 sqm)

‘An excellent opportunity to develop and convert an extensive range of redundant barns to residential use and create a superb new dwelling with further annexed dwelling and additional home office/studio.’



Description

An excellent development opportunity to convert an extensive range of redundant farm barns into residential use and create a superb new dwelling with further annexed dwelling and additional home office/studio. Planning permission was granted on 14th October 2022 by Wiltshire Council under reference PL/2022/02342/FUL (all plans and documents available on the Wiltshire Council website) to 'change of use: redundant agricultural barns to residential use with alterations'.

The redundant barns are arranged in an 'L shape' and occupy a private position at the former Little Smithcott Farm enjoying a south facing aspect onto a large yard with a further small paddock area to the east. Mainly built of brick under slate and tin roofs, the consent permits the

conversion of the existing three barns and stables plus an additional new building replacing the existing timber stables.

Barn 1 as depicted in the Block Plan will form the main residence, creating a three bedroom, two bathroom single storey dwelling with living room and kitchen/family room. Approximate Gross Internal Area 129.43 sqm/1393 sq.ft

Barn 2 allows for its conversion into a detached annexe with living room, kitchen, one bedroom with en suite and a second bathroom. Approximate Gross Internal Area 60.63 sqm/652 sq.ft, A further detached barn has consent to convert to home office/gym (22.96 sq.m/236 sq.ft) with a new extension to create an attached garage.

There is ample parking within the existing yard which will be landscaped to create a

garden area. A useful pole barn is situated to one corner. To the east is a further area of land which is included and could be used as a small paddock.

Situation

Dauntsey is a small village surrounded by North Wiltshire countryside situated equidistance between Chippenham, Malmesbury and Royal Wootton Bassett. The village has an excellent primary school within easy walking distance, chapel and a local farm shop whilst the neighbouring village of Great Somerford has a good range of amenities including a public house, shop and further primary school. The nearby towns of both Malmesbury and Chippenham offer a comprehensive range of amenities and facilities including excellent schooling. Dauntsey is conveniently located for access to the M4 providing an easy

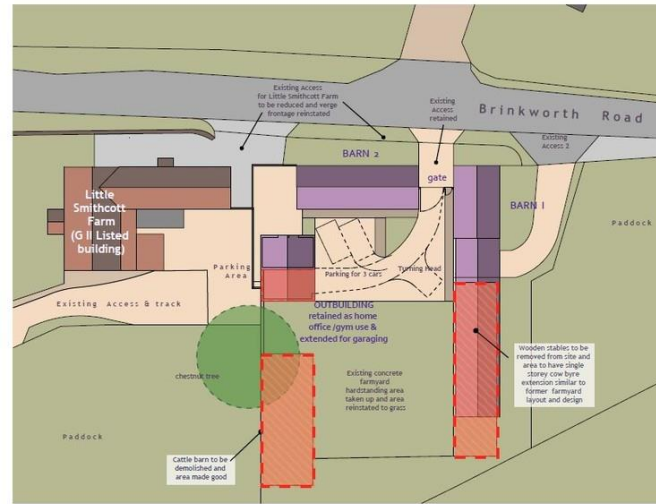
commute to Swindon, Bath, Bristol whilst Chippenham and Swindon have mainline rail stations with regular services to London.

Directions

Enter Dauntsey from The Green and pass the Primary School. Follow the road towards Little Somerford. Take the second right hand turn towards Brinkworth. Locate the entrance to the barns shortly afterwards on the right. Sat nav postcode SN15 4JH. What3words [///intrigues.differ.speedy](https://www.what3words.com/)



PROPOSED CONVERSION OF OUTBUILDINGS, LITTLE SMITHCOTT FARM, BRINKWORTH ROAD, DAUNTSEY, WILTS.



Proposed Block Plan 1:200



PROPOSED BLOCK PLAN

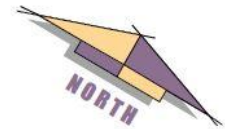
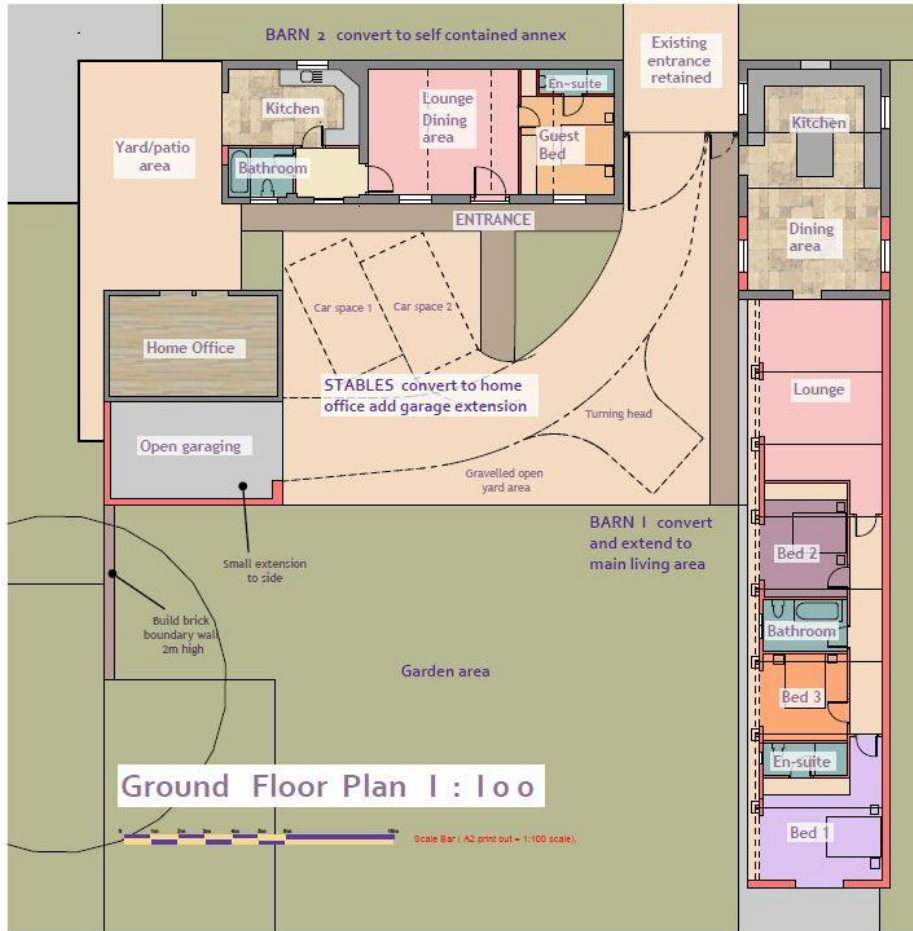
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PROJECT: PROPOSED BLOCK PLAN: BARN CONVERSION SCHEME
LITTLE SMITHCOTT FARM, BRINKWORTH ROAD, DAUNTSEY, WILTS
DRAWING No: 44-007/2024/01 - REV A - DATE: 10/11/24

SCALE: BLOCK PLAN 1:200

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PROPOSED CONVERSION OF OUTBUILDINGS, LITTLE SMITHCOTT FARM, BRINKWORTH ROAD, DAUNTSEY, WILTS.



PROPOSED CONVERSION OF OUTBUILDINGS

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PROJECT: PROPOSED BARN CONVERSION SCHEME:
 LITTLE SMITHCOTT FARM, BRINKWORTH ROAD, DAUNTSEY, WILTS

DRAWING No:- 062 CAM/2020/3 REV A DATE: JUNE 2021

SCALES:- FLOOR PLANS 1:100

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