



1 South Barn, Ryley's Farm, Grittleton, Chippenham, Wiltshire, SN14 6AF

Excellent smallholding/compact equestrian property

Barn conversion with ample outbuildings
3 bedrooms, 2 bathrooms

Gardens and paddock of 1.97 acres
Stabling and manege facilities

Versatile home office with toilet and shower room
South-facing aspect

Located down a private rural driveway



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Offers in excess of £835,000

Approximately 1,066 sq.ft

‘Set down a rural driveway, this excellent smallholding property offers an lifestyle opportunity comprising c.2 acres, a 3 bedroom barn conversion with generous outbuildings’



The Property

1 South Barn is an excellent smallholding located in a rural position on the edge of the village of Grittleton. Set within just under 2 acres of gardens and paddock land, the property offers the opportunity for those seeking the 'good life' comprising a 3 bedroom barn conversion, large versatile outbuilding with home office, and stabling for two. The property is located down a private driveway which accesses only 9 rural homes.

Formerly a milking parlour converted in the 1980s, the semi-detached barn conversion has retained much character and in more recent years has been updated with a new kitchen, a bespoke oak porch, and a large en-suite. Arranged over one floor, the accommodation extends to around 1,066 sq.ft and enjoys a southerly aspect. The principal accommodation comprises a large reception room with bi-fold doors connecting to the garden and a cosy wood-burning stove. The refitted kitchen is arranged around a central

island incorporating timber worktops, an integrated fridge/freezer, oven, dishwasher and wine cooler. Adjoining the kitchen there is a side entrance lobby, water softener and WC. Originally configured as four bedrooms, the bedroom accommodation now comprises three bedrooms, a family bathroom, and both an en-suite and dressing room to the main bedroom.

The barn is screened by mature hedging and trees providing a great deal of privacy and seclusion. The gardens are arranged to the front and side aspect benefitting from the sunny south-facing aspect. A gated driveway provides private parking for numerous vehicles.

Positioned close to the main barn, there is a substantial outbuilding which has been partially converted to include an excellent self-contained home office suite complete with kitchenette and toilet/shower room. The other half has been retained as three stables/store rooms and a workshop.

The land is located across a shared driveway to the south of the main house. The fenced paddock extends to around 1.20 acres and is superbly arranged for the equestrian enthusiast accompanied by 2 loose boxes, a tack room (with electricity), haybarn, an all-weather 40x25m manege (constructed 4 years ago), water supply, and parking for a small lorry.

Situation

Grittleton is a delightful North Wiltshire village with amenities including The Neeld Arms public house, Church, tennis and cricket clubs, and popular village hall, whilst the neighbouring village of Yatton Keynell has a post office/store, primary school and GP practice. A more comprehensive range of facilities are found at the local towns of Malmesbury and Chippenham. The cultural cities of Bath and Bristol are about 25 minutes by car whilst for those needing to travel further afield, there are frequent inter-city train services at Chippenham and the M4

(Junction 17) is about 5 minutes' drive away providing access to London, the south and the Midlands.

Additional Information

The property is Freehold with oil fired central heating, mains drainage, water and electricity. Superfast broadband is available and there are some limitations to some mobile network providers. Please check the Ofcom mobile and broadband checker website for more information. Wiltshire Council Tax Band D.

Directions

Enter Grittleton from the East along The Street and continue passed the Church to take the left hand turn at the cross roads signposted towards Yatton Keynell. Follow the lane to leave the village and take the very last left hand turn onto the private driveway just before the bridge. Locate the property on the left hand side down the drive. Postcode SN14 6AF. What3words: ///sneezed.bunny.steepest



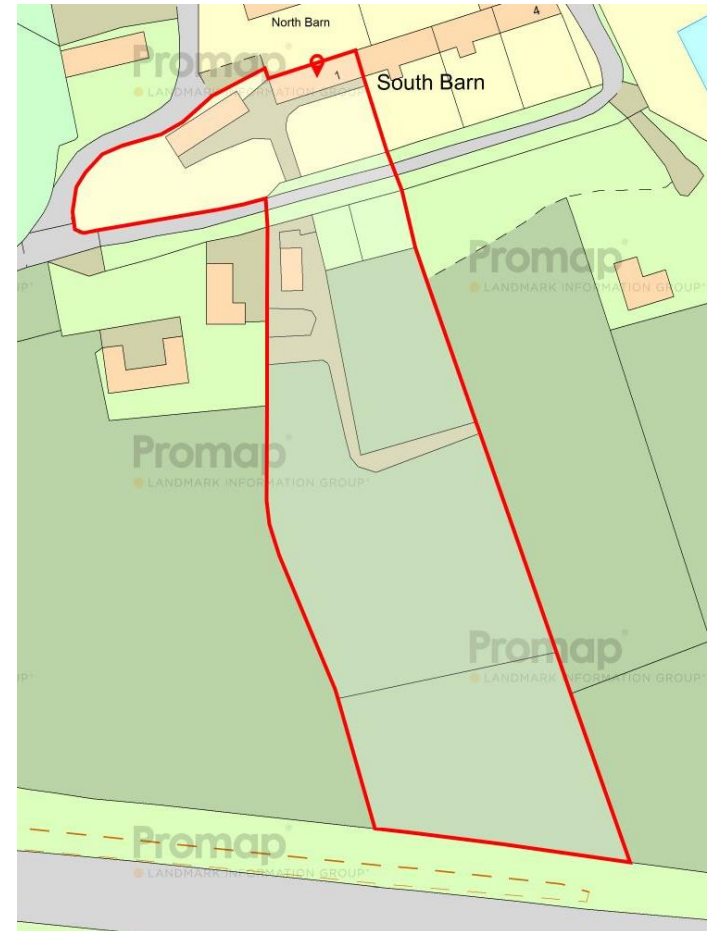
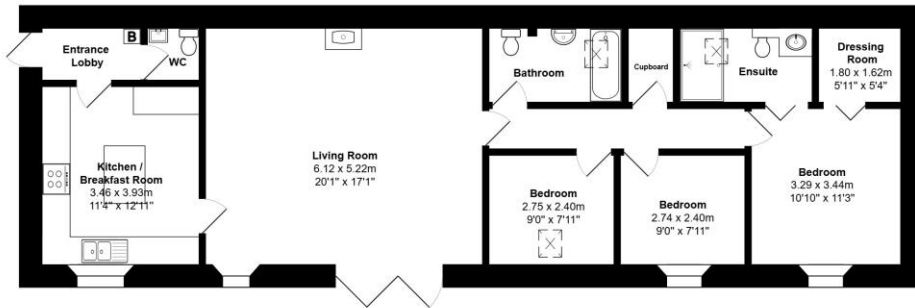
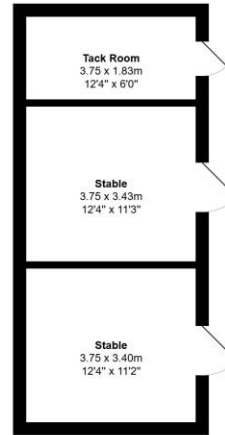
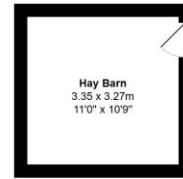
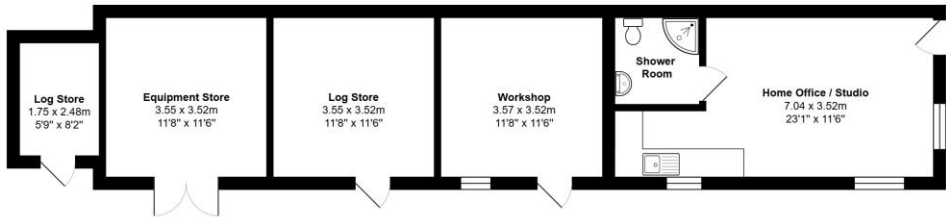
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 212.9 m² ... 2292 ft²

Main House Area: 99 m.sq. ... 1066 sq.ft.

All measurements are approximate and for display purposes only



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