



Willow Barn, Easton Piercy, Chippenham, Wiltshire, SN14 6JT

Stunning barn conversion
 Rural setting down a private no-through lane
 Light and airy accommodation
 Vaulted ceilings and underfloor heating throughout
 Open plan kitchen/dining room
 Living room with wood-burning stove
 3 bedrooms
 Bathroom and en-suite
 Ample private parking and garaging
 Large garden



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £975,000

Approximately 1,717 sq.ft excluding garaging



‘Rurally located down a quiet no-through private lane, a stunning barn conversion filled with natural light and set within a 0.44 acre plot’

The Property

Set down a no-through private lane, Willow Barn is a wonderful link-detached barn conversion peacefully located amongst beautiful countryside within the rural hamlet of Easton Piercy. The barn offers well-appointed, light and airy accommodation with an excellent configuration whilst occupying a generous plot of around 0.44 acres. Internally, the accommodation extends to 1,717 sq.ft. boasting vaulted ceilings throughout and double glazed southerly elevations providing plenty of natural light. The property is equipped with underfloor heating throughout via a ground source heat pump.

At the heart of the home there is a superb open plan kitchen/dining room fitted with white gloss units and granite worktops around an island unit and integrated appliances. Adjoining the kitchen is a fitted utility room and a separate study providing an ideal room to work from home. An entrance hall leads to the living room and has a cloakroom and WC. The living room has a wood-burning stove at the focal point. The bedroom

accommodation comprises three double bedrooms. The principal bedroom suite is accompanied by a stylish en-suite shower room whilst there is a family bathroom fitted with both a shower and bath. There is valid planning permission to create a fourth bedroom with an en-suite (ref: 18/07462/FUL).

The barn is approach through a quaint traditional farmyard setting opening to a gated gravelled forecourt which provides private parking for numerous vehicles. There are two garages; a single garage and a tandem double which has convenient straight through access to the rear garden. The large garden is a fantastic addition laid predominately to lawn with a patio terrace and fruit trees planted beside a fenced vegetable garden.

Situation

Easton Piercy is a rural hamlet located in a peaceful setting between the two larger villages of Kington St. Michael and Yatton Keynell. Kington St. Michael is located only 1 mile away and has a good range of amenities including a

Ofsted rated Outstanding Primary School, The Jolly Huntsman Inn, a community ran village shop, post office, village hall and a church. Yatton Keynell is just 1.5 miles away also with an excellent number of amenities with a village shop/post office, doctor's surgery, two churches, a village hall, The Bell Inn pub and a C of E Primary School. Nearby is the quintessential Cotswold village of Castle Combe famous for its unspoilt character, fine hotel and Michelin star restaurant and Golf Club. The market town of Chippenham is only 4 miles away for a further range of facilities and secondary schooling options. Both Bath and Bristol are around a 30 minutes' drive away. There are frequent inter-city train services at Chippenham and the M4 (Junction 17) is about 5 minutes' drive away providing access to London and the M5 continuing to the south and the midlands.

Additional Information

We understand the property is Freehold with underfloor heating through a ground source heat pump system, a Klargestor treatment plant shared with 2 neighbours, mains water and

electricity. The property is Curtilage Listed. Ultrafast broadband is available and there are some limitations to some mobile phone networks. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band F.

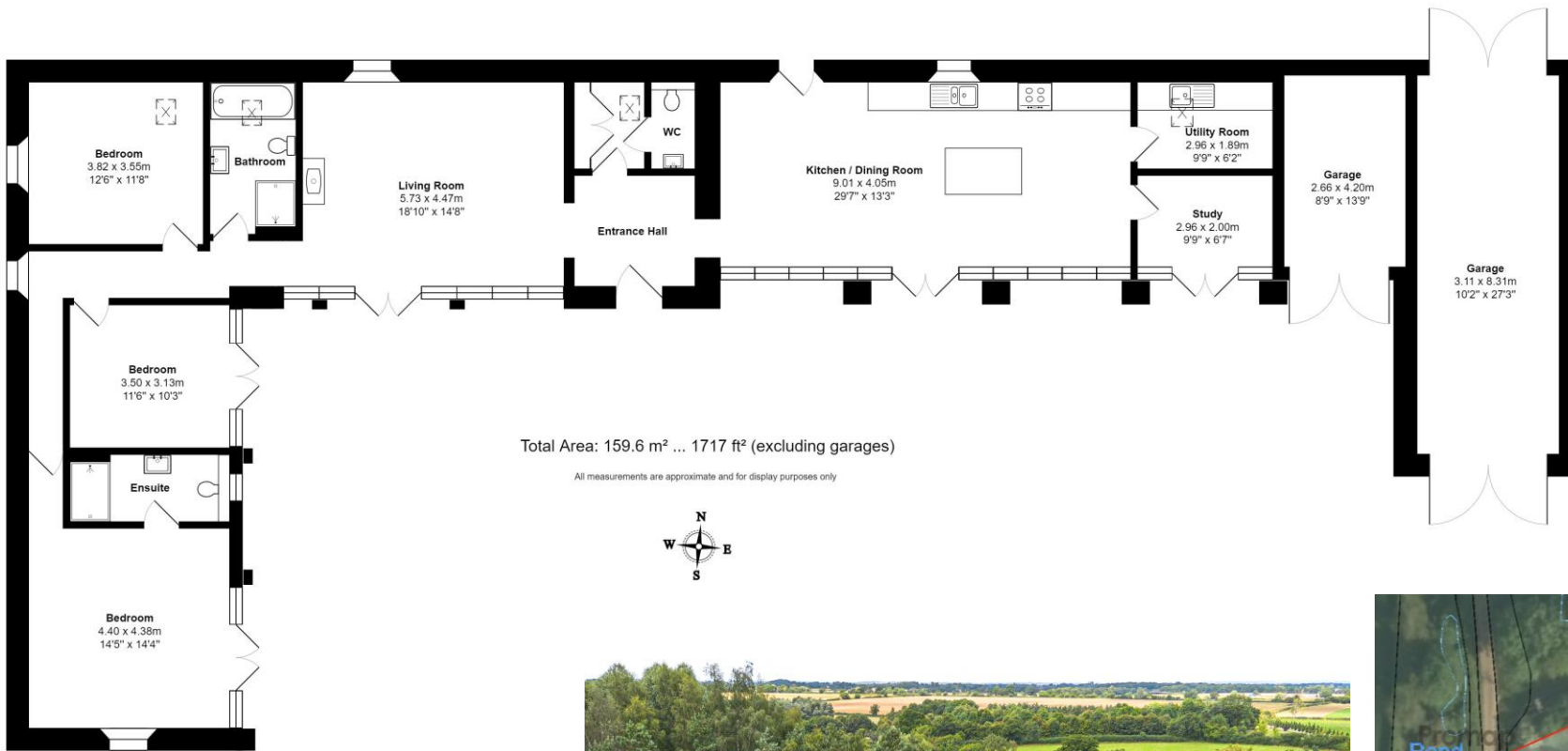
Directions

From Chippenham, follow the A350 towards Malmesbury and take the next left hand turn towards Kington St Michael. Proceed through the village and take the last left hand turn onto Grove Lane towards Easton Piercy. After approximately 1 mile, take the right hand private lane by the green triangle to locate the property on the right hand side.

Postcode SN14 6JT

What3words: ///hogs.zinc.broads





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		51
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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