



THE MANOR BARN
Sevington

Carter Jonas

THE MANOR BARN, SEVINGTON, GRITTLETON, CHIPPENHAM, WILTSHIRE, SN14 7LD

- Chippenham 3.6 miles
(London Paddington from 75 mins)
- Bath 12 miles
- M4 (J17) 3 miles

Open plan reception/living/dining • Kitchen • Utility/ boot room • Mezzanine office/storage • Three double bedrooms • Master with en suite • Family bathroom • Vaulted beamed ceilings throughout • Log burner • Double garage suitable for additional accommodation (STP) • Single storey • Garden, paddock & woodland • Approximately 1.25 acres • Parking • EPC rating D

DESCRIPTION

An idyllic L shaped Grade II listed former Cow Byre set back off a country lane, surrounded by extensive gravel parking to the front with gardens and a paddock wrapping round the sides and rear.

Spread over one level the vaulted ceilings create a spacious feel throughout, while the beams add plenty of natural charm. The comprehensive accommodation is flooded with light from vast expanses of glass, but natural stone walls and trees & hedging ensure privacy isn't compromised.

Currently undergoing improvements throughout, preliminary discussions also include alternative heat source, electric charging point and conversion of the garages to a self contained annexe/holiday let, subject to the usual consents.

**BEAUTIFUL COTSWOLD BARN CONVERSION WITH DOUBLE GARAGE
IN PICTURESQUE RURAL HAMLET, SET IN APPROXIMATELY 1.25 ACRES
INCLUDING GARDEN, Paddock, WOODLAND, NATURAL POND AND
EXTENSIVE PARKING**



SITUATION

The pretty hamlet of Sevington sits in open countryside in a conservation area alongside Grittleton, Yatton Keynell and Castle Combe.

Local amenities include a post office & village shop, doctors surgery, churches, village hall, tennis and cricket clubs, public houses and a wide choice of independent, state and further education.

The unspoilt village of Castle Combe offers a fine hotel and golf course, and the market town of Chippenham is only 4 miles away.

Bristol and the world famous UNESCO city of Bath provide further retail and tourist attractions and are within a 25 minute drive.

ADDITIONAL INFORMATION

Tenure: Freehold

Planning: Grade II Listed / conservation area

Services: Mains water and electricity, private drainage system, oil fired central heating

Local Authority: Wiltshire Council

Council Tax: Band F

Viewings: Strictly by appointment with Carter Jonas



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Approximate Area = 1886 sq ft / 175.2 sq m (includes garages)

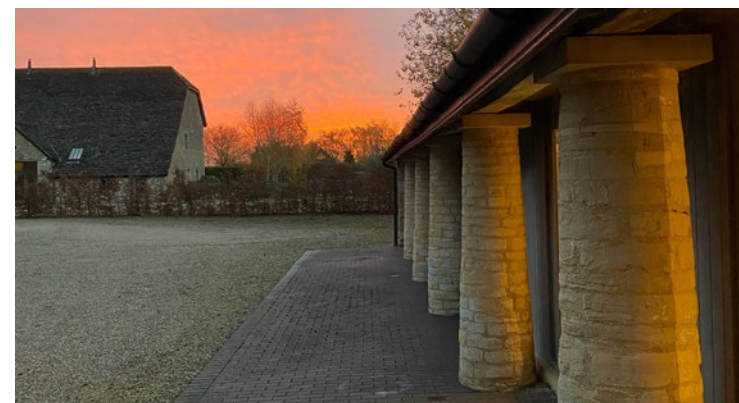
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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Carter Jonas. REF: 925379



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