



DOVECOTE BARN

Upper South Wraxall



A UNIQUE FOUR-BEDROOM STONE CONVERTED BARN IN A DESIRABLE VILLAGE NEAR BATH.

Period charm and practical family space with lovely gardens in a sought-after village setting.

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Land Area: 0.36 acres

Services: We are advised that the property is connected to electricity, water, drainage and broadband, with oil fired central heating.

Local Authority: Wiltshire Council

Council Tax: G

what3words: ///tilts.multiple.overtones

Method of Sale: We are advised that the property is Freehold.

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Dovecote Barn occupies an excellent position in the highly sought-after village of Upper South Wraxall, surrounded by a number of charming period cottages. The village offers a strong community, a popular church, and a well-regarded pub.

Upper South Wraxall is conveniently located for Bradford-on-Avon and the World Heritage City of Bath, both of which provide extensive shopping, educational and cultural amenities. The M4 (J18) is approximately 14 miles away, giving easy access to Bristol and London. Mainline rail services from Bath and Chippenham provide direct trains to London in around 75 minutes.

THE HOUSE

Built circa 1600, Dovecote Barn is a detached, stone-built period barn later converted for residential use. The property features attractive gardens backing onto open fields within a preservation area.

From the hallway, a generous sitting room features an inglenook fireplace with Morse wood-burning stove, an old ship's beam, and a former bread oven, all adding significant character. Double-glazed windows throughout provide good insulation.

Bifold doors open into a large garden room, newly converted from an old conservatory. This space offers an excellent second sitting room with views over the garden. It includes electric underfloor heating, oak engineered flooring, sliding doors, and a skylight with rain sensor and blind. The sitting room leads to the dining room which includes built-in library shelving and a window seat. The bespoke kitchen is modern and spacious, fitted with integrated appliances. A large utility room off the kitchen houses the Worcester boiler and provides a rear door to the garden. A hall, WC and understairs cupboard complete the ground floor. The property also hosts a modern pressurised heating and hot water system with zoned Hive thermostats.

Upstairs, the beamed principal bedroom is spacious and light, with dual-aspect windows. The ensuite includes a rain shower, and there is a useful walk-in wardrobe. Bedroom two is a good-sized double with fitted cupboards and bedrooms three and four are also doubles with wardrobe space. All bedrooms overlook the rear garden and feature exposed beams. The family bathroom includes a Jacuzzi bath and shower, and the landing provides a large airing cupboard housing the new water tank.

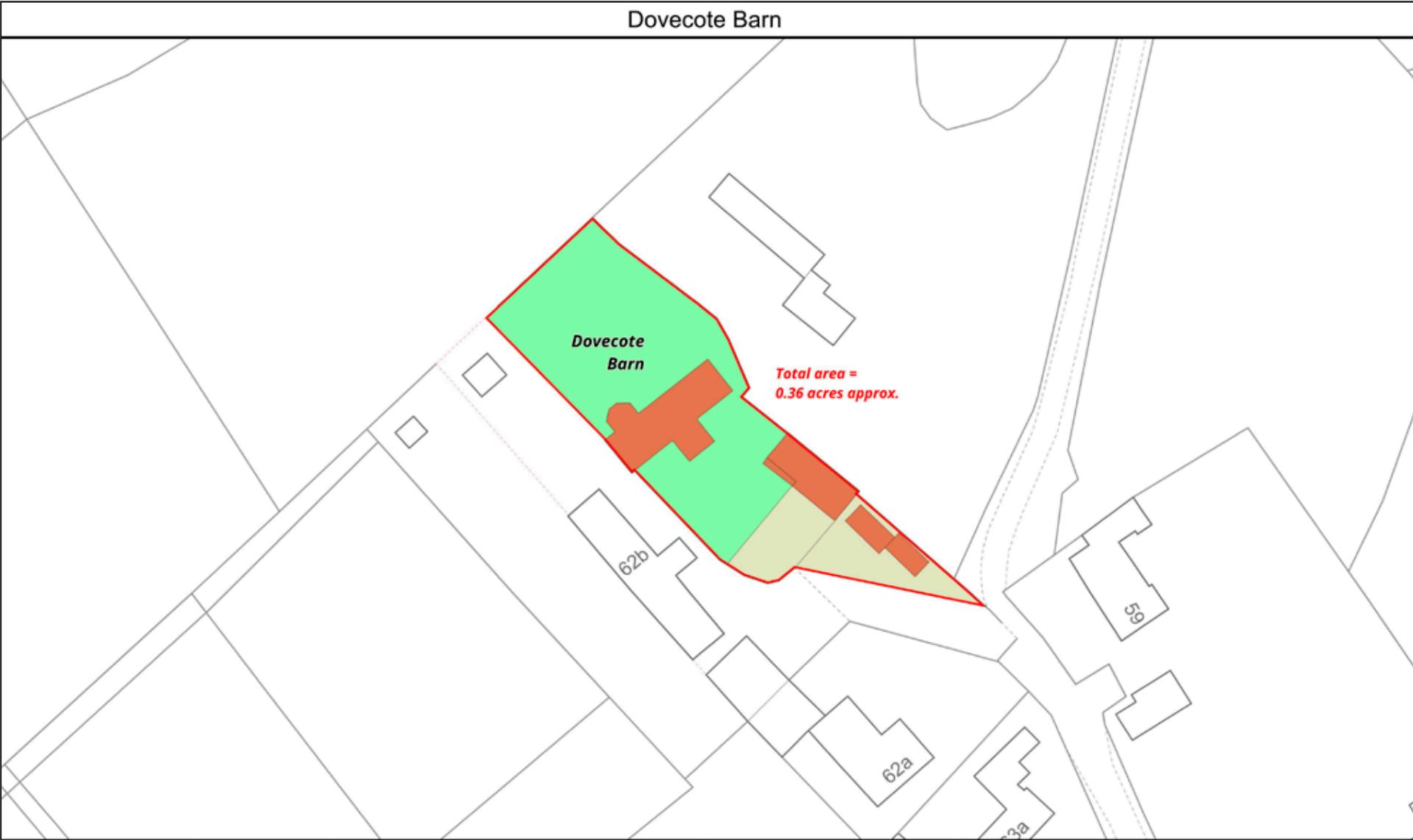


OUTSIDE

The south-east-facing front garden includes a generous lawn. A separate stone-built annexe provides two large reception rooms and incorporates the double garage, offering excellent potential for use as a home office, studio or independent accommodation. In addition, there are two wooden sheds currently used for wood and garden storage. There is ample parking for three additional vehicles in the courtyard.

The main north-west-facing rear gardens have two generous lawns and feature a pretty, seasonal stream running between them. A newly re-paved flagstone terrace provides a superb outdoor entertaining area. The garden backs onto open farmland owned by neighbouring landowners, giving a strong sense of countryside seclusion.





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| Land Development Services Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk | | | Date: 28:01:26 Drawn By: CW Scale: 1:750 @ A4 Plan Ref: 20707 |
| | | | Title: Dovecote Barn <small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission. ©Crown copyright and database rights 2026. Licence No. AC000818786</small> |



Gross Internal Area (Approx.)
 Main House = 230 sq m / 2,475 sq ft
 Outbuilding = 34 sq m / 365 sq ft
 Garage = 33 sq m / 355 sq ft
 Total Area = 297 sq m / 3,195 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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