

Long Barn

Nr Chippenham, Wiltshire





An extensive and versatile edge of village barn conversion with multipurpose ancillary accommodation, garden, and orchard all with country views.

Malmesbury 2 miles, Chippenham 4½ miles (mainline station London Paddington 60 minutes), M4 (J17) 1½ miles, Cirencester 16 miles
 Bristol 26 miles, M5 Interchange 23 miles, Bristol Airport 34 miles (Distances are approximate)

		
6-9	4-6	3-4

Summary of accommodation

Long Barn

Entrance hall | Living room | Dining room | Study | Kitchen | Utility | WC | Garage

Principal bedroom with ensuite bath and shower room | Four further bedrooms and three more bath/shower rooms

Longview Barn

Living room | Kitchen | Dining room | Two bedrooms with en suite bath/shower rooms

Long Barn and Longview in all about 5,637 sq ft (523 m²)

Lavender Lodge

Open plan bedroom/studio with kitchenette | Wet room and WC | External shower and WC

422 sq ft (39.2 sq m)

Garden and Grounds

Formal garden | Vegetable garden | Orchard | Parking | About 1.1 acres

Lot 2 – Land and orchard | About 2.5 acres

In all about 3.6 acres

Situation

Times and distances are approximate.



Access to the motorway network for the M4 (junction 17) at Chippenham and M4 (junction 16) at Swindon. M4/ M5 interchange at Bristol.



Chippenham station has direct rail services to Paddington (60 minutes) and Bath (11 minutes).



Stanton St Quinton Primary School, St Marys and St Marys Calne, Beadesert Park, Westonbirt, Hardenhuish and Sheldon in Chippenham.



Excellent walking and riding on the extensive network of footpath and Broadways across North Wiltshire.



Newbury, Cheltenham and Bath. Eventing - Badminton, Dauntsey and Gatcombe Polo- Westonbirt. Hunting - Duke of Beaufort's and VWH nearby.



Bath, Cirencester and Marlborough.



Bowood, Castle Coombe, Marlborough and The Wiltshire golf courses.



Long Barn

Long Barn is set overlooking its own land and open countryside. The property is on the edge of the village and is believed to date back to 1500s, it was converted to residential use in 1996 and despite its history it is not listed. The stone built barn has spacious rooms ideal for entertaining and family living. The reception rooms flow and are easily accessible from the entrance hall. All rooms overlook the private grounds.

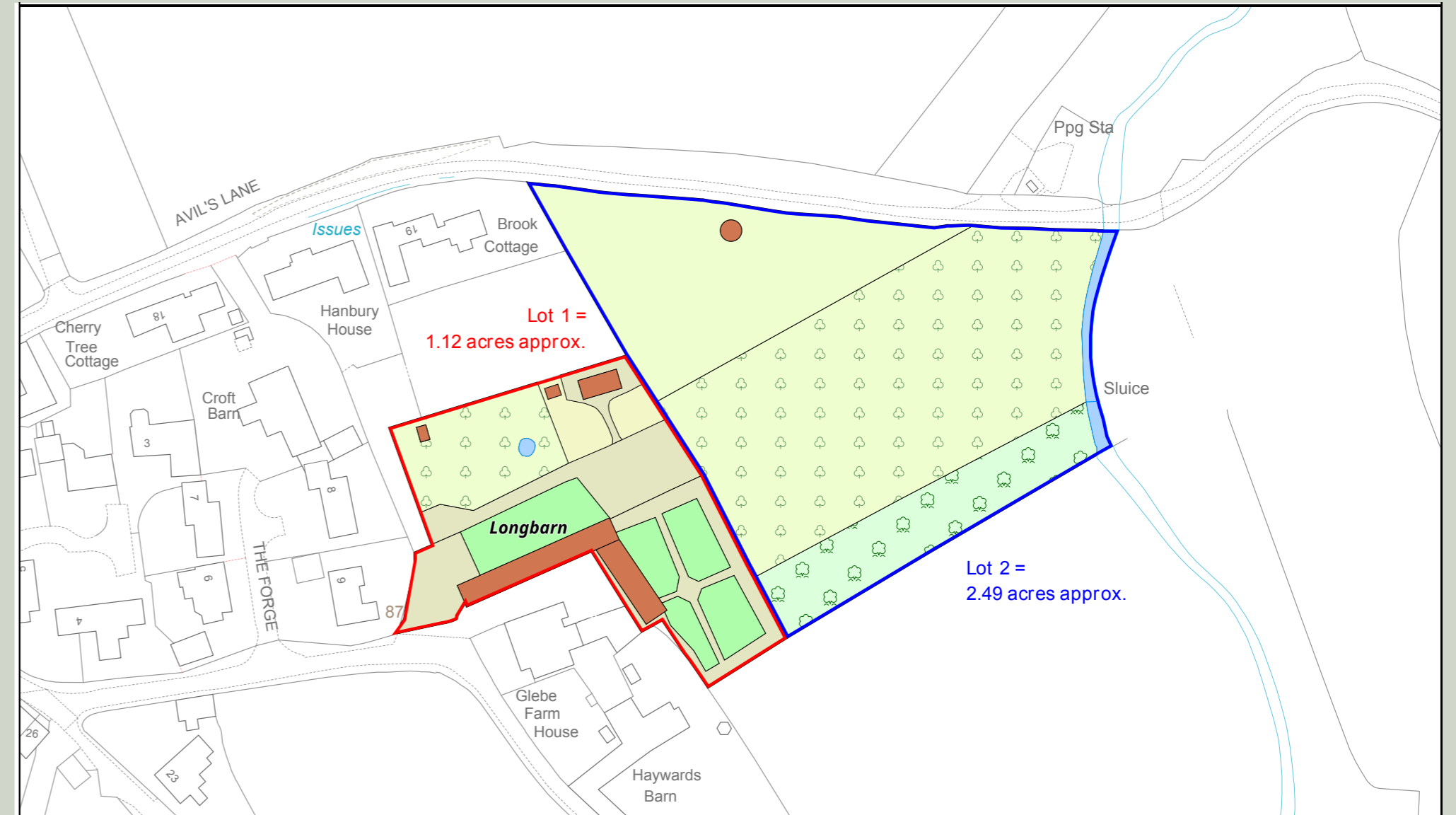
The upstairs accommodation comprises the principal bedroom with fabulous views over the private grounds, orchard and unspoilt countryside. Four further bedrooms, four bath/ shower rooms and play/ games room.

Longview Barn: is attached to the main barn with interlocking internal doors. The well thought out and beautifully converted barn provides excellent single story accommodation with two bedrooms, two bathrooms, and open plan kitchen, dining and sitting room. Ideal for house guests, dependant relatives, group meetings and income generation.

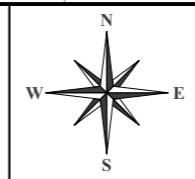
Lavender Lodge: An open plan timber lodge with a kitchen and wet room situated away from the house. External shower and WC for guests and the 3 glamping pods situated in Lot 2.







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Date: 20:05:24
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 Scale: 1:1300 @ A4
 Plan Ref: 18830



Title
Longbarn

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Gardens and Grounds

Mainly to the north and east of the barns are private gardens with extensive parking, lawns, formal and productive vegetable gardens and an orchard.

Lot 2 – About 2.49 acres of established orchard with pasture and glamping points with access to Avils Lane (highway access), available by separate negotiation. The gently sloping land runs down to a brook, it has three glamping pads with electric hook ups served from Lavender Barn (part of lot 1) and established apple trees.

In all about 3.6 acres.

FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 523.7 sq m / 5,637 sq ft (Including Garage)

Outbuilding: 39.2 sq m / 422 sq ft

Total: 562.9 sq m / 6,059 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Property Information

Services:

Long Barn: Mains water, electricity and drainage. Gas fired central heating. Fibre broadband.

Longview (ancillary barn): Mains water, electricity and drainage. Air Source Heat Pump. Fibre broadband.

Lavender Lodge: Mains water and electricity. Mains drainage.

Tenure:

Freehold.

Local Authority:

Wiltshire District Council

Council Tax:

Long Barn band G £3,884 2024.

EPC:

Long Barn: Band C. Longview : Band B and D.

Postcode:

SN14 6DB

What three words:

/rainwater.opera.baths

Guide Price

Long Barn, Long View, the studio and gardens. Lot 1 – £1,490,000

The Orchard Lot 2 - By separate negotiation

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: May 2024. Photographs dated: May 2024. Capture Property 01225 667287.

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