



A truly exceptional barn conversion

The Black Barn, Great Somerford, Chippenham, Wiltshire

Malmesbury 7 miles • Chippenham train station 7 miles
Kemble train station 11 miles • Cirencester 18 miles
Junction 17 M4 5 miles

Open plan Kitchen with Dining and Sitting Areas • Utility
Room • Three Bedrooms • Two Bathrooms • Outside
Leisure Studio • Landscaped Garden, additional
Courtyard Garden • Private Parking for several vehicles

Situation

Great Somerford is a thriving and popular North Wiltshire village which supports a shop, post office 14th century church and pub as well as various activities and organisations. The historic town of Malmesbury is nearby and offers an excellent range of every day facilities as well as a number of pubs and restaurants, hospital and the remains of the lovely old Abbey. Other local centres include Chippenham and Tetbury whilst more specialist shops and cultural activities can be found in Bath and Bristol.

Recreational and sporting facilities in the area include racing at Cheltenham, Bath and Chepstow, polo at Cirencester Park and Westonbirt, eventing at Badminton and Gatcombe, golf at Castle Coombe, Chippenham, Bowood, Westonbirt and Cirencester and water sports at the Cotswold Water Park. In addition, nearby places of interest include Westonbirt Arboretum, the National Trust properties at Lacock and Dyrham Park and the historic village of Castle Coombe.

The property is well placed for the commuter being accessible

to both Junction 16 and 17 of the M4 which provides fast access to the east and west where it joins the M5. There are regular mainline train services from Kemble, Chippenham and Swindon to London Paddington taking just over 60 minutes.

Description

The Black Barn is a beautifully presented Grade II listed barn which is understood to date back to the 16th century. In recent years the property has been comprehensively improved and is presented to a exceptionally high standard throughout. The high-quality fittings blend with the original features which include raised cruck trusses.

The magnificent, vaulted reception area is naturally well lit by high windows. The space includes a sitting area with wood burning stove and at a higher level the dining and kitchen areas. The kitchen is fitted with a range of appliances including Rangemaster cooker and integrated fridge, freezer and dishwasher. Also on the ground floor is the utility room and two bedrooms together with a bathroom. On the first floor is the principal bedroom with a vaulted ceiling, fitted wardrobes and an ensuite





bathroom. The downstairs is serviced by efficient underfloor heating beneath travertine limestone tiles.

Externally there is a landscaped garden which incorporates lawn areas separated by flower and shrub borders. A paved terrace extends across the front of the barn and connects to the gravel driveway. Tucked away in one corner is a valuable studio room which is designed for home working and outside relaxation. The building is fitted with power, high speed internet and water. The property is approached through a traditional five-bar gate giving access to a large gravelled parking area.

Directions (SN15 5HY)

From Malmesbury take the A4042 east towards Brinkworth. After about 2.5 miles turn right for The Somerfords. At the bottom of the hill turn right, signposted Little Somerford and continue for about a mile, after crossing the river and passing Frog

Lane, turn left into Winkins Lane. The Black Barn will be seen on the right after about a fifth of a mile.

Postal Address

The Black Barn, Winkins Lane
Great Somerford, Chippenham
SN15 5HY

Local Authority

Wiltshire County Council.
01249 706111

Services

Mains electricity, water and drainage. Oil fired central heating.

Fixtures and Fittings

Available by negotiation.

Viewing

Strictly by appointment with Savills.



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Gross internal area (approx)

Main House 142 sq m / 1,531 sq ft

Outbuilding 41 sq m / 446 sq ft

Total Area 183 sq m / 1,977 sq ft



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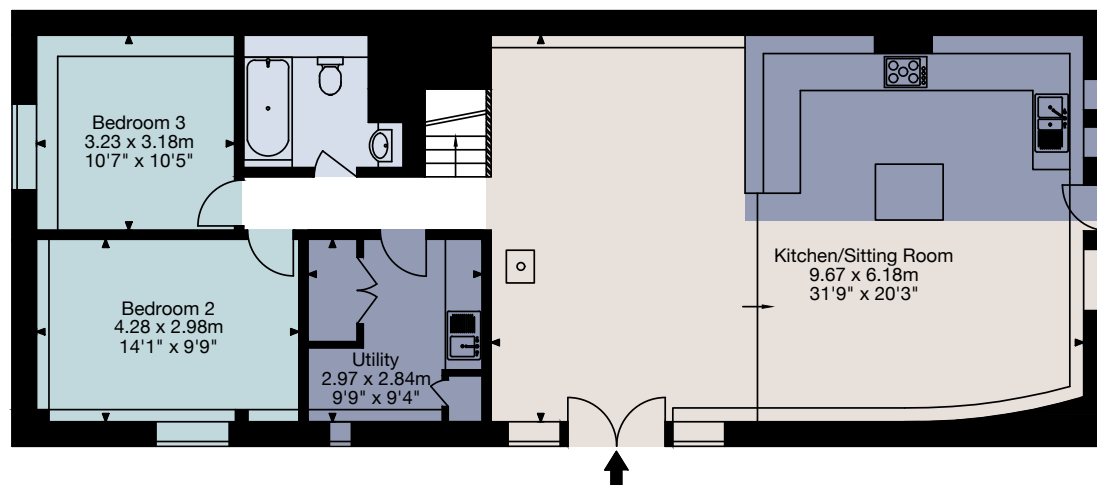
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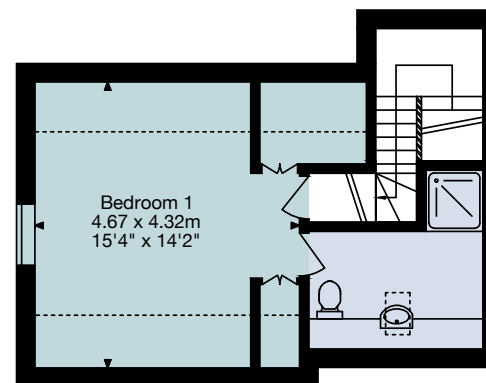
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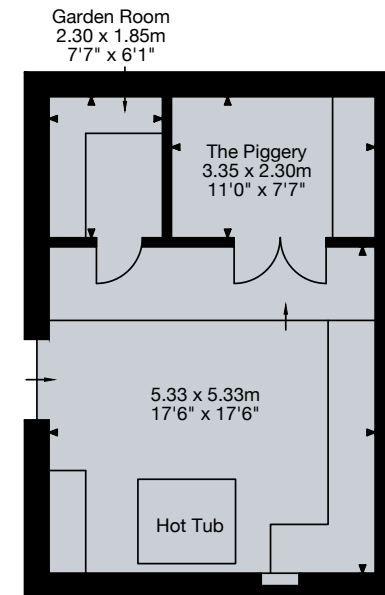
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Ground Floor



First Floor



Outbuilding

For identification only. Not to scale. © 12042021

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