



A rare opportunity to purchase a listed barn with consent and two cottages

Lynt Farm, Lynt Farm Lane, Inglesham, SN6 7QZ

Guide £1,250,000 Freehold



Lechlade 2 miles • Highworth 2 miles • Cirencester 15 miles • Oxford 24 miles • Swindon Station (London Paddington 55 minutes) 9 miles • M4 (J.15) 10 miles (all mileages and times are approximate)

Situation

Inglesham is a small hamlet situated midway between the attractive market towns of Lechlade and Highworth, both of which offer a good range of shops for every day needs, as well as primary and secondary schools, pubs and hotels. Lechlade is renowned for its position on the headwaters of the River Thames and as being the gateway to the Cotswolds to the north.

Inglesham straddles the A361 and is very well located for access to Swindon, Cirencester, Oxford, the M4 and M5 motorways. There are regular train services from Swindon and Didcot to London Paddington, taking about 55 and 45 minutes respectively.

The area is particularly well served by both state and private schools, including independent schools at Cricklade (Prior Park), Shrivenham (Pinewood), Hatherop Castle, St Hugh's, Marlborough and the Cheltenham Colleges.

There are also many recreational facilities in the area including polo at Cirencester Park, golf at Highworth, Faringdon, Marlborough and Bowood, sailing at the Cotswold Water Park, boating on the River Thames and racing at Newbury and Cheltenham. The surrounding countryside is particularly attractive and

provides many opportunities for walking and riding.

Description

A truly unique opportunity to acquire a stunning period barn, with planning consent to convert and extend into an outstanding 4 bedroom residential dwelling (as a whole) with ample opportunity for a buyer to make their own mark. Externally there is plenty of parking for a number of cars and the benefit of a private garden offering endless scope for further landscaping. Additional paddock land could also be available by separate negotiation.

The barn further benefits from two stone built cottages being ancillary to the property. The cottages are located behind the main barn and consist of a two bed cottage and a one bed cottage.

Directions

From Lechlade to the north or Highworth to the south, follow the A361 and after about two miles turn either left or right respectively into Lynt Farm Lane and Lynt House is then found immediately on the right hand side.

Access

A private shared road provides access to the property subject to a maintenance contribution on a fair user basis.





Local Authority
Swindon Borough Council

Tenure
Freehold

Postal Address
Lynt Farm
Lynt Farm Lane
Inglesham
Swindon
SN6 7QZ

Council Tax
Stable Cottage A = C
Stable Cottage B = B

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.
Stable Cottage A = E
Stable Cottage B = E

Access
A private shared road provides access to the property, subject to a fair user contribution.

Services
Mains water, electricity, sewerage and Broadband are available.

Viewing
Strictly by appointment with Savills.

Details and Photographs
August 2022

Guide Price
£1,250,000

Planning Application Unit 2
<https://pa1.swindon.gov.uk/publicaccess/applicationDetails.do?keyVal=P9NB7IPTG6C00&activeTab=summary>

Listed Building Consent Unit 2
<https://pa1.swindon.gov.uk/publicaccess/applicationDetails.do?keyVal=P9NB7SPTG6D00&activeTab=summary>



Lynt Farm, Lynt Farm Lane, Inglesham, SN6 7QZ
Stable Cottage A
Approximate Floor Area 82.8 sq m / 891 sq ft
Stable Cottage B
Approximate Floor Area 52.9 sq m / 570 sq ft

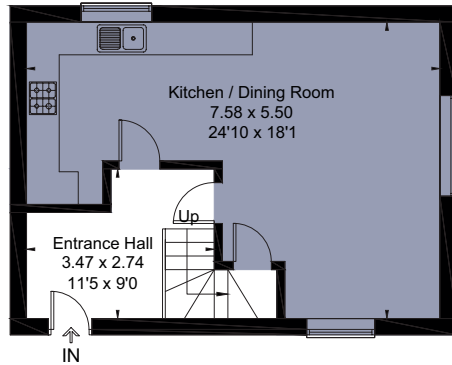
Lynt Farm (Barn 1)
Approximate Floor Area 1353 sq ft / 125 sq m

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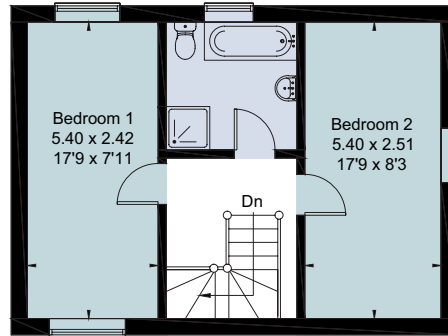
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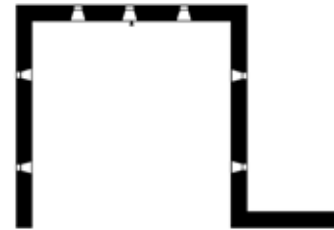
Stable Cottage A



Ground Floor

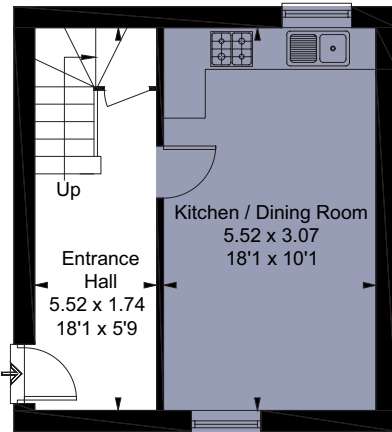


First Floor

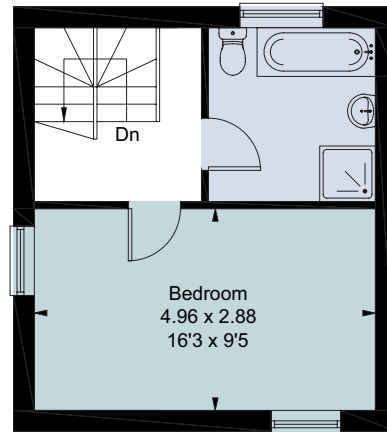


Barn
 18.85 x 5.94m
 61'10" x 19'6"

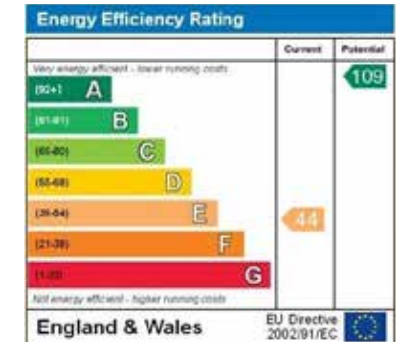
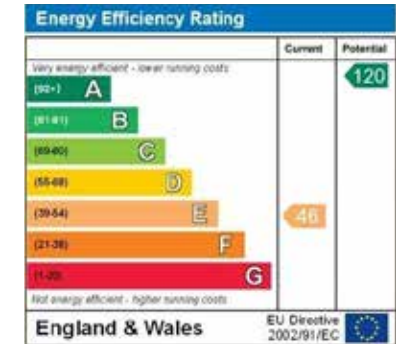
Stable Cottage B



Ground Floor



First Floor



For identification only. Not to scale. © 220907SH

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