



**Clyffe Pypard, SN4 7RY**

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PROPERTY SALES & LETTINGS



- Three Bedroom Converted Barn
- 1.1 Acre Plot
- Ample Parking
- Privately Owned Solar Panels
- uPVC Double Glazing
- Detached Triple Garage
- Beautiful Landscaped Gardens
- Spacious Living Accomodation
- Air Source Heat Pump
- \*\*\*Motivated Sellers\*\*\*

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Chartered Surveyors & Estate Agents

# Mayfield

## Clyffe Pypard, SN4 7RY

**£699,950**

**\*\*\* MOTIVATED SELLERS\*\*\*** Nestled in the peaceful, picturesque village of Clyffe Pypard, this stunning & immaculate 2004 barn conversion offers a perfect blend of modern living and country charm. Set on an impressive 1.1 acre corner plot, the property is surrounded by exceptional countryside views, providing an idyllic retreat from the hustle and bustle of everyday life.

Boasting three generously sized bedrooms, this home provides spacious and flexible accommodation ideal for family living. The character of the barn is beautifully preserved, with exposed beams and feature glass elements that create a bright and airy atmosphere throughout. The striking frontage features floor-to-ceiling glass windows and doors, flooding the space with natural light as you step into the welcoming reception hallway.

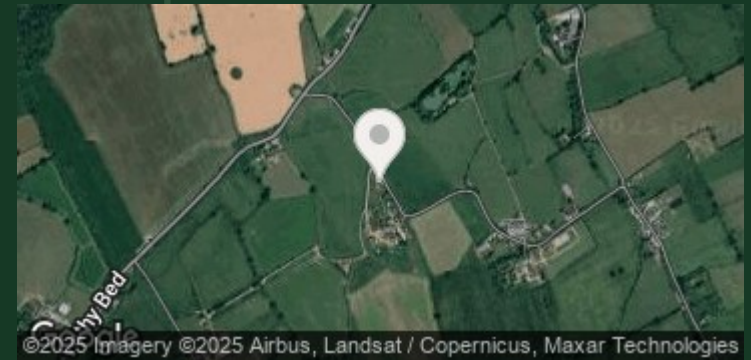
Double doors open into a vast, dual-aspect living room, offering ample space for relaxation and entertaining. The heart of the home is the open-plan kitchen/diner family room, also dual-aspect, with charming exposed beams that add to the rustic elegance of the space. A separate utility room, a ground-floor shower room, and a second lounge further enhance the versatile layout. Additionally, two ground-floor bedrooms, which could be utilized as a separate integral annex, offer excellent

flexibility for guests, family members, or home office space.

Upstairs, a well-appointed master bedroom with its own bathroom completes the accommodation, offering a peaceful sanctuary with stunning views of the surrounding countryside.

The property is complemented by a detached triple garage, measuring an impressive 28ft squared, providing impressive storage/workshop. Outside, the large plot offers endless possibilities for outdoor living, whether you're looking to create a garden oasis or enjoy the open space.

This is a unique opportunity to own a beautifully converted barn in a tranquil location with an abundance of character and charm, all while offering modern comforts and versatility.



### Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

### Council Tax: Wiltshire Council

Tax Band E For year 2024/25 = £2677.26  
For information on tax banding and rates, please call Wiltshire Council

### Tenure

Freehold

Oil - Yes

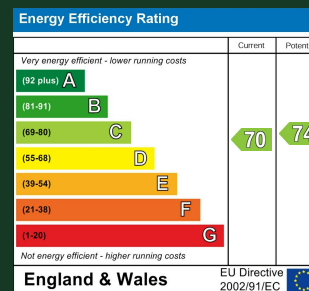
Heating - Air Source Heat Pump

Electric - Mains

Water - Mains

Drainage - Digester Wastewater Treatment (£68 twice yearly)

Internet - Up to 76 Mbps available download speed



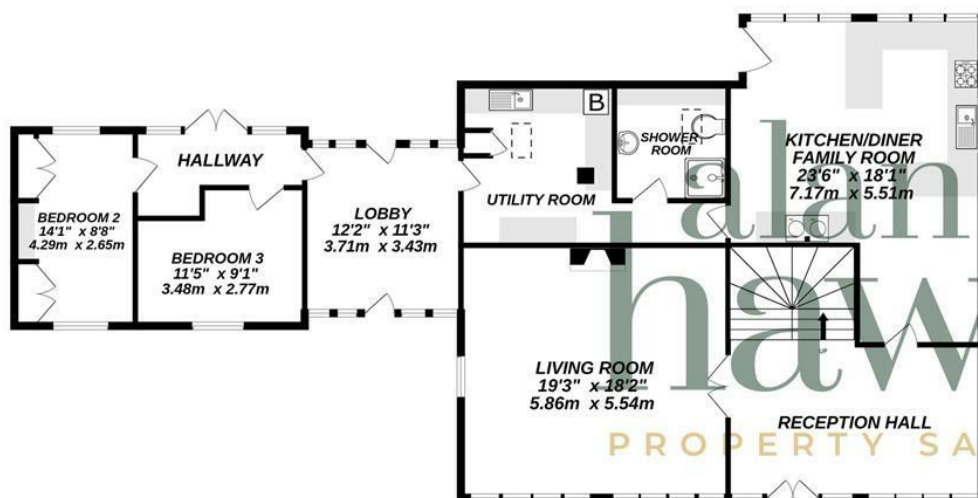
**Energy Efficiency Rating (England & Wales)**



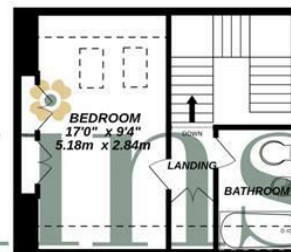




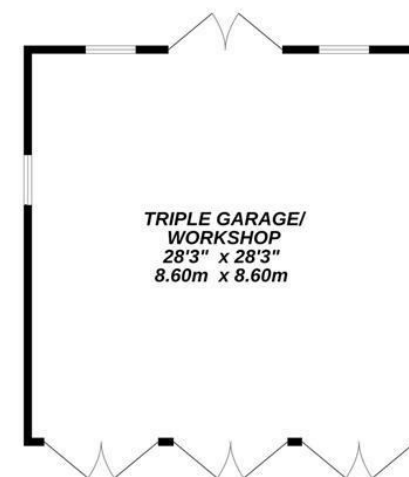
GROUND FLOOR  
1620 sq.ft. (150.5 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



GARAGE  
797 sq.ft. (74.0 sq.m.) approx.



1960 EXCLUDING GARAGE

TOTAL FLOOR AREA : 2757 sq.ft. (256.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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