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Broad Town Road, SN4 7RB

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PROPERTY SALES & LETTINGS



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- Impressive Barn Conversion
- Totalling c5.25 Acres
- 1500sq ft American Style Barn
- Stunning Kitchen/Diner
- Detached Hobby Room/Home Office
- Full of Character Throughout
- Over 4.5 acres of Paddocks
- Ample Parking
- Bathroom & Shower Room
- No Onward Chain!

The Cow Byre Broad Town Road Broad Town, SN4 7RB

Guide price £825,000

A wonderful opportunity to acquire this beautifully presented BARN CONVERSION boasting an impressive c5.25 acres in total which includes a generous rear garden with private gated access, extensive driveway with a detached double carport and detached hobby room or home office space.

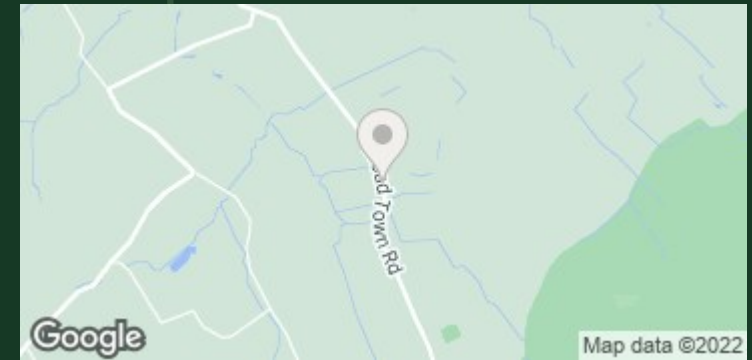
In addition, this property also benefits from a modern American style barn, constructed in 2016, which measures c1500sq ft and offers a concrete hard standing, mains water feed, power and lighting. Beyond the barn is 4.5 acres of rich loamy pasture/paddocks which currently produce a good harvest of hay.

The barn was beautifully designed and converted in 2011 creating this wonderful, light and spacious home full of character throughout from exposed beams and wood burning stove to oak latched doors and hand made curtain rails.

The accommodation itself boasts a stunning 36ft open plan kitchen/diner overlooking the manicured garden complete with range oven and integrated appliances, separate utility room and cloakroom, a generous living room with cast iron wood burning stove. An inner hallway leads to the main bathroom and three bedrooms with bedroom one enjoying a separate dressing room and en-suite shower room.

Additional features include power and lighting to the outbuildings, water supply to the paddocks, oil fired central heating with LPG bottles for the range oven and mains water.

All in all, a superb property on offer which must be viewed.



Viewings

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

Council Tax: Wiltshire

Tax Band E For year 2022/23 = £2438.55
For information on tax banding and rates, please call Wiltshire

Tenure

Freehold

Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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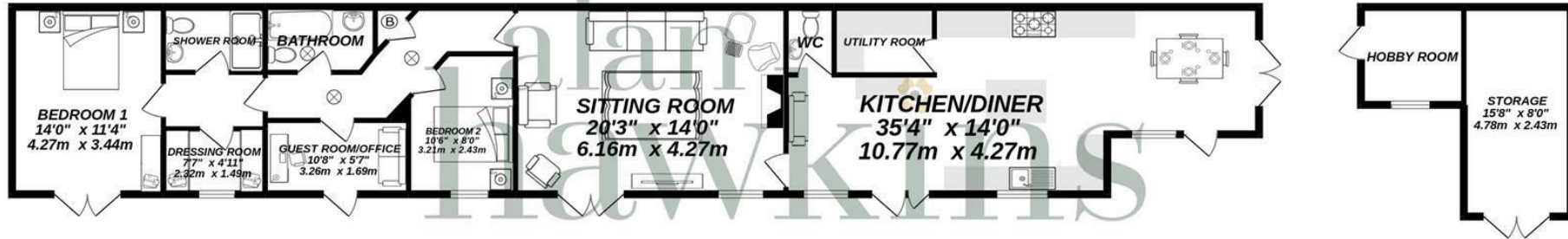
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GROUND FLOOR

1429 sq.ft. (132.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1429 sq.ft. (132.7 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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