

The Old Barnyard

Upton Scudamore, BA12 0AQ

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TANNER



OIEO £695,000 Freehold

A substantial four bedroom detached family home in a quiet location, situated within mature garden of approximately 0.5 acre and enjoying undulating views to the rear of open countryside and beyond. Double garage and ample parking.

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DESCRIPTION

Located within a quiet position and enjoying undulating views to the rear of open countryside, 3 The Old Barnyard is a substantial detached family home offering spacious and versatile accommodation, set within gardens and grounds of approximately 0.5 acre. The property benefits from an attached double garage, ample gravelled parking for several vehicles and oil fired central heating. In brief the accommodation comprises a spacious entrance hall with turning staircase rising to the first floor landing, cloakroom, kitchen with a range of fitted wall and base units with space for a range cooker and door leading into the utility room, again with fitted wall and base units. There is a boot room leading off giving access to the gardens and a door into the double garage. From the entrance hall, doors lead into the dining room, study and sitting room with feature fireplace and opening into the conservatory overlooking the garden. To the first floor is the main bedroom with views to the rear and opening into the dressing room and en-suite shower room. There are three further bedrooms to the first floor, two of which have fitted wardrobes and a family bathroom with separate shower cubicle. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

OUTSIDE

To the front of the property is ample gravelled parking for numerous vehicles leading to the attached double garage. Side access to either side of the property leads to the superb gardens to the rear, predominately laid to lawn with various mature flowerbeds and borders housing mature plants, trees and shrubs. There is a large gravelled seating area located half way down the garden surrounded by trees and shrubs, a large pond and to the rear of the garden there are wonderful undulating views across open countryside and beyond.

LOCATION

The property is well situated in this small popular village which has facilities to include a Parish Church and Village Pub. The town of Warminster is located two miles distant and offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.





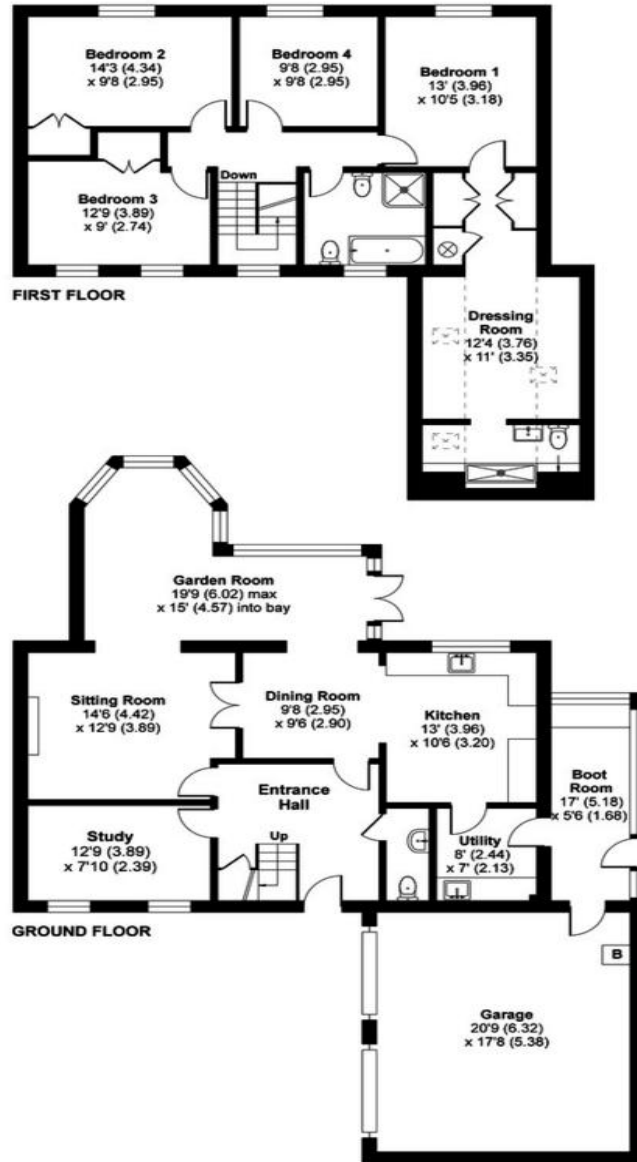
The Old Barnyard, Upton Scudamore, Warminster, BA12

Approximate Area = 2326 sq ft / 216 sq m (includes garage)

Limited Use Area(s) = 113 sq ft / 10 sq m

Total = 2439 sq ft / 226 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2021. Produced for Cooper and Tanner. REF: 735867

WARMINSTER OFFICE

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