The Old Barn
2 Manor Farmyard, Urchfont, Devizes, Wiltshire, SN10 4BA
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Stylish and immaculately presented
barn conversion in attractive
village location

Sitting room • Kitchen/breakfast room
Study • Downstairs cloakroom • 4 bedrooms
3 bath/shower rooms
Garden • Parking • 2 carports

Description
The current owners have taken down and redeveloped what was an old barn creating a stylish and immaculately presented house. The house is constructed from brick elevations under a tiled roof and offers well proportioned accommodation that works well for modern living. The 27ft sitting room is triple aspect and has bi-fold doors opening out to the garden. The kitchen/breakfast room has been beautifully finished with a range of fitted painted units with marble worktops, central island, range cooker and engineered oak flooring. Views of the village pond can be enjoyed from the kitchen area. A study or second sitting room completes the ground floor. On the first floor is the master bedroom with en suite bathroom, a guest room with ‘Jack & Jill’ bathroom, bedroom 3 with en suite shower room and a further 4th bedroom. Outside, wooden gates open in to a gravelled parking area. The lawned garden lies to the rear of the house and benefits from a paved seating area. The garden can be accessed either from the house, a side gate or from one of the two carports that belong to The Old Barn.

Situation
The newly restored barn style property occupies a prime position on the corner of this small pond side development. Urchfont is a popular rural village on the edge of Salisbury Plain providing excellent local amenities which include a primary school, general store with sub post office, Church, dental surgery, garage, public house and cricket club. The village has a mix of fine period houses and cottages surrounding the pond and Green. The pretty and historic market town of Devizes is within easy reach and offers a wide range of facilities including restaurants, supermarkets, theatre, cinema, schools, leisure centre and weekly market. Other local schools include Dauntseys’ School, St Mary’s and St. Margarets Calne, Marlborough College, St Francis, as well as a good range of state primary and secondary schools. There are mainline railway stations at Chippenham and Pewsey with trains to London Paddington or from Salisbury and Andover with trains to London Waterloo. The M4 and M3 are both accessible and the larger
centres of Bath, Bristol and Newbury are all nearby.

**Directions**
From Salisbury take the A360 north towards Devizes and continue on the road for about 19 miles. Proceed through West Lavington and shortly after the village shop turn right onto the B3098 towards Market Lavington. Continue on the B3098 until reaching Urchfont. In the village, turn left on to High Street (signed Potterne Wick) and continue to towards the village pond. Just before the pond, turn right and the drive for The Old Barn will be immediately on your left.

**Tenure**
The tenure of the property is freehold.

**Services**
Mains water, electricity and drainage. Central heating via an air source heat pump. Underfloor heating throughout.

**Local Authority**
Devizes District Council.

**Outgoings**
The property has not yet been allocated its council tax band.

**Fixtures and Fittings**
Please note that unless specifically mentioned all fixtures and fittings and garden ornaments are excluded from the sale.

**Energy Performance**
A full copy of the energy performance certificate is available upon request.

**Viewings**
Strictly by appointment with Savills.
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Approx. Gross Internal Area
2463 Sq Ft - 228 Sq M
Carports
Approx. Gross Internal Area
421 Sq Ft - 39 Sq M

Ground Floor
Bedroom 1
7.1 x 5.09m
23'3'' x 16'9''

First Floor
Bedroom 2
5.09 x 3.12m
16'9'' x 10'3''

Carport
5.89 x 3.17m
19'3'' x 10'6''

Carport
5.89 x 3.17m
19'3'' x 10'6''

Sitting Room
8.34 x 5.21m
27'3'' x 17'1''

Carport
5.89 x 3.17m
19'3'' x 10'6''

Kitchen/ Breakfast Room
9.5 x 5.08m
31'3'' x 16'9''

Bedroom 3
4.1 x 3.52m
13'6'' x 11'6''

Bedroom 4
3.52 x 2.65m
11'6'' x 8'9''

Bedroom 1
7.1 x 5.09m
23'3'' x 16'9''

Bedroom 2
5.09 x 3.12m
16'9'' x 10'3''

Bedroom 3
4.1 x 3.52m
13'6'' x 11'6''

Bedroom 4
3.52 x 2.65m
11'6'' x 8'9''

Study
5.08 x 3.59m
16'9'' x 11'9''

Carport
5.89 x 3.17m
19'3'' x 10'6''

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