

Riverside Barn, Swindon Road

Malmesbury, Wiltshire, SN16 9LZ

Perry Bishop
and Chambers

the agent who keeps you informed



Guide Price £1,100,000

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 5 Bedrooms

 3 Bathrooms

 4 Receptions

 EPC Rating: D

Key Features

- Superbly converted Edwardian Barn
- Spacious detached bungalow annexe
- Beautiful riverside setting
- Extensive 1.8 acres of garden
- Double garage
- Quietly situated at head of private lane
- Four reception rooms
- Seven hundred feet of fishing rights

Riverside Barn is a stunning recent conversion of a large detached Edwardian Barn that enjoys a quiet, semi rural setting on the river Avon, and within a mile or so of the Town Centre by walking or cycling along the old railway line.

After 100 years of being a barn, the property was comprehensively converted into a very comfortable individual five bedroomed detached family house with the work starting in 2010 and finishing in 2012. The high specification includes oak double glazed windows and doors throughout and an oil fired underfloor central heating system.

The accommodation consists of an entrance hall with a flagstone floor and staircase to the first floor/landing. The perfectly proportioned 400 square foot lounge has a log burner in a feature fireplace to go with an oak floor, ceiling beam and two sets of French doors plus windows onto the garden. The adjacent dining room is also an impressive size and again has French doors onto the garden and an oak floor. The family room has a tall vaulted ceiling with exposed beams, windows to either side and a spiral staircase directly up into the fifth

bedroom/study with some of the best of the views of the river and surrounding farmland. Returning to the ground floor, the final reception room is a sun room on the back of the house with a flagstone floor and double glazed French doors onto the garden and again oak beams are shown off in the vaulted ceiling. The large family sized kitchen has a super range of cream base and wall cupboards with integrated dishwasher, wine cooler, Range oven and oak work surfaces. There's a ceramic tile floor and a double ceramic sink unit. Across the hall from the kitchen is a utility room with cream shaker style fitted cupboards, a double Belfast sink and built in boiler cupboard complete with boiler and pressurised hot water cylinder. Next to this is a cloakroom with a white suite of low level WC and wash hand basin.

At first floor level, the 57 foot long landing leads to the four further bedrooms. The master bedroom at the far end has the best view of the river and an en suite shower room with a double size shower cubicle, wash hand basin and low level WC. The equally good sized guest/second bedroom has windows to the front plus an en suite shower room with white suite of shower cubicle, wash hand basin in vanity unit and low level WC. Bedrooms



three and four are both double with multiple windows and the luxury family bathroom has a white suite of roll top bath, large corner walk in shower enclosure, low level WC, wash hand basin in vanity unit and matching slate tiled walls and floor.

For many, an extremely useful feature of the property is the separate detached bungalow annexe. At 880 square feet, it offers a wide range of uses and consists of an impressive open plan kitchen/lounge/dining room with a range of cream shaker style base cupboards and drawers with matching wall cupboards, Range oven, oak work surfaces, flagstone and oak floor and full length windows onto the driveway at the front plus double French doors onto the rear garden.

The excellent size double bedroom has a full length window to the front, there is a luxury shower room with a white suite of walk in shower enclosure, low level WC and wash hand basin with travertine tiled floor and walls and the utility room has a number of cream shaker style cupboards under oak work surfaces with a Belfast sink and a Turco oil fired central heating boiler providing a completely separate system to the main house.

Attached to the side of the annexe is a large double garage with twin sets of double timber doors plus multiple power points and lights. This could easily be converted into a games/family room if preferred, or even brought into the main accommodation of the annexe subject to the usual planning considerations.

The particularly large gardens of 1.8 acres enjoys some 700 feet of river frontage with fishing rights.

The house is approached along a private lane with a tall red brick wall forming the front boundary and a gravel driveway sweeping around a central island and providing parking for numerous cars. From here steps lead up to a sun terrace in front of the house enclosed by parkland black railings. There are various shrubs and trees including a screening tall hedges of evergreen trees to the front. Beyond the house and annexe the garden is laid predominantly to lawn and sweeps down to the river.







Location & Amenities

Malmesbury, one of the oldest boroughs in England is a thriving historic town situated in an ideal location for easy access to the M4, and within easy reach of Cirencester, Swindon, Bristol, Cheltenham and Bath.

There are a good range of shops including a new, recently opened Waitrose store, hotels, eateries, leisure and sporting facilities, primary and secondary schools in the town, and numerous historical buildings of interest including Malmesbury Abbey and The Market Cross, situated in the heart of the town.

Within the local area a number of places of interest including the world famous Westonbirt Arboretum with 18 thousand trees and shrubs in some 600 acres of beautiful landscaped grounds.

Directions

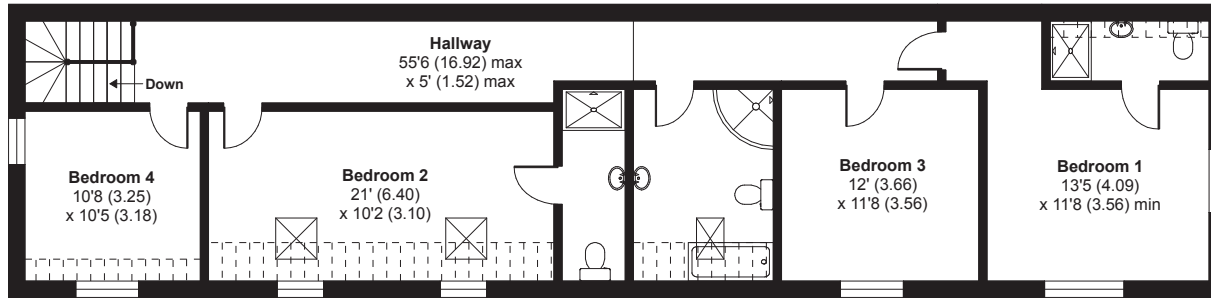
Travelling south west on the A429 Malmesbury ring road, go past Waitrose supermarket on the right and take the first exit at the roundabout onto the B4042 signposted to Brinkworth. After about half a mile at the bottom of the hill approaching the River Avon bridge, lookout for the left turn into Sir Bernard Lovell Road. Do not take this turn but instead take the private road a few feet beyond Sir Bernard Lovell Road and continue past the car park and along this lane for about a quarter of a mile where the lane bears sharp left and over a bridge and Riverside Barn will be seen immediately on the right.

Services & Tenure

We believe the property is served by mains electricity and water. There is a private water treatment plant for drainage and two oil storage tanks for central heating. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

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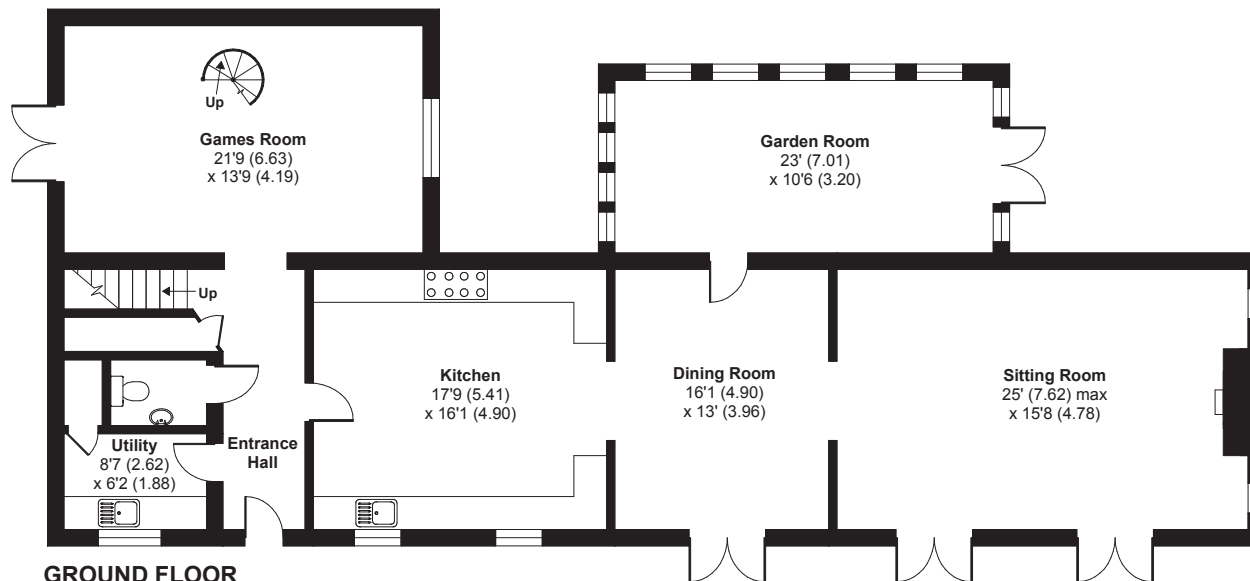
APPROX. GROSS INTERNAL FLOOR AREA 2913 SQ FT 270.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



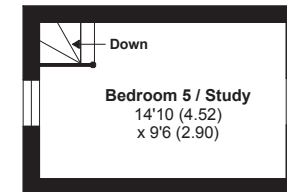
FIRTS FLOOR 1



Denotes restricted head height



GROUND FLOOR

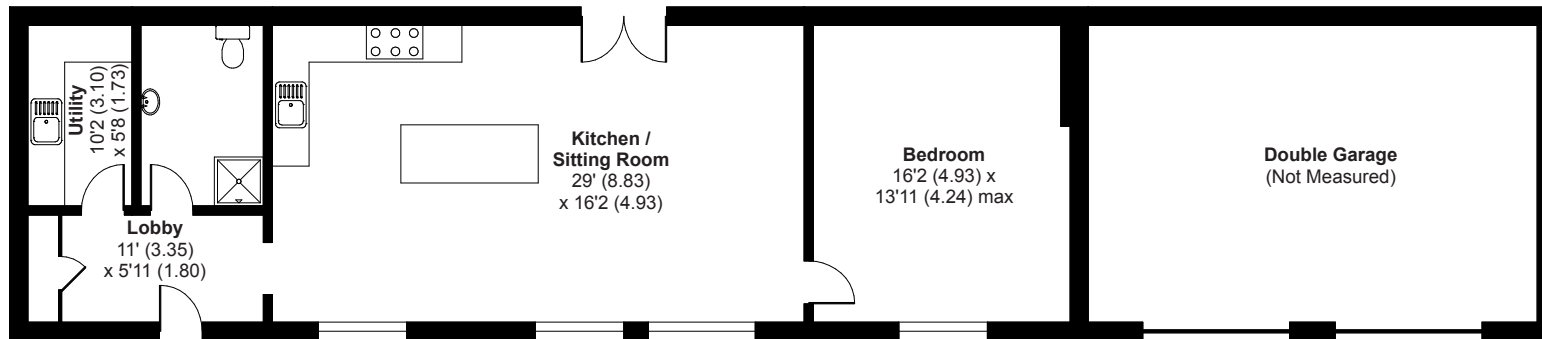


FIRST FLOOR 2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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ANNEXE APPROX. GROSS INTERNAL FLOOR AREA 918 SQ FT 85.2 SQ METRES (EXCLUDES GARAGE)



ANNEXE

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