



Apple Cart Barn,
Clyffe Pypard, Wiltshire SN4 2 PZ

A HIDEAWAY BARN CONVERSION SET IN A LOVELY RURAL SPOT IN GARDENS OF 0.4 OF AN ACRE

*Stunning rural position with views over fields *Uniquely designed to give spacious open plan living *Separate office/studio *Off road parking and large garden

Location

Clyffe Pypard lies 10 miles to the north of the popular and historic market town of Marlborough, which together with Royal Wootton Bassett provides both day-to-day and specialist shopping opportunities, including a Waitrose supermarket and boasts a number of quality restaurants. A wider range of services can be found in the regional centres of Swindon, 9 miles and Bath, 24 miles. The World Heritage Site of Avebury renowned for its stone circles and prehistoric monuments is only a 5 mile drive.

The M4 is accessed at junction 16 4 miles away and there are regular train services from Swindon to London Paddington with a journey time of approx 55 mins.

The area is well served by an excellent selection of schools, including a primary in Broadtown, Pinewood and St Margaret's Prep, Marlborough College, St Mary's Calne and Dauntsey's.

The property lies at the edge of this pretty Wiltshire village with its own Church and Pub surrounded by fields and is just off a quiet lane.

Description

Apple Cart Barn was substantially refurbished in 2016 and has been designed to create an unusual but light and airy living space making the most of the beautiful setting and garden. Constructed with oak frames and clad in Larch under a pitched slate roof, the property is arranged on ground floor only.

The light and airy accommodation comprises an **Entrance Hall** leading to a stunning vaulted open plan **Living Room** with dimmable eco LED spotlights, a contemporary 10 kw solid fuel burner and with space for a **Dining area** and **Kitchen** with a 1 1/2 bowl composite sink, built in dishwasher and fridge, 4 ring induction hob with vented extractor, Bosch double oven grill and microwave and three Double French

windows opening out onto the terrace. There are limestone flagged floors with under floor zoned electric heating, with panelled walls and exposed beams and roof trusses. **Shower/Wet Room** with limestone wall and floor tiling, hand basin, rainfall shower and eco flush wc and a range of vanity units. There is a panelled **Double Bedroom** with windows overlooking the garden and another **Bedroom** which is panelled and with a stone flagged floor.

Outside

The property is approached through timber gates leading to a gravelled parking area with the large garden bordered by fencing and mature hedging, mostly laid to lawn behind a Sarsen stone retaining wall. There is an ornate pond. To the front of the property is a pretty orchard area enclosed behind pleached Hornbeams with numerous apple trees and a meddlar.

To one side is a separate **Utility Shed** of timber

construction with power and light and plumbing for a washing machine and drier set into a range of shelving.

Adjoining the terrace is a separate timber **Office/Studio** insulated with electricity supply.

Services

Mains electricity, water and private drainage. Electric zoned under floor heating.

Local Authority

Wiltshire Council, County Hall, Trowbridge, Wiltshire BA14 8JN, Tel: 01225 713000 www.wiltshire.gov.uk

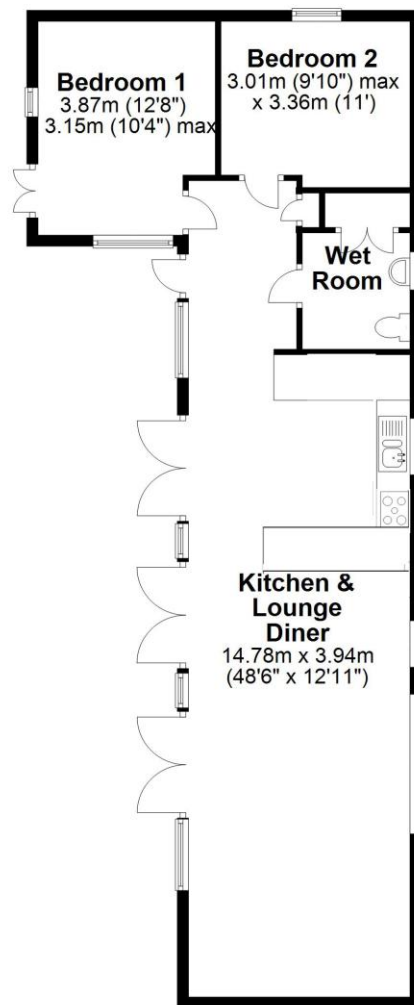
Directions

Leave Marlborough via Kingsbury Hill. Carry straight on sign posted Rockley/Broad Hinton. Drive through Broad Hinton, turn left to Clyffe Pypard. Carry on until reaching Clyffe Pypard and turn right into Wood Street. Leave the village and Apple Cart barn will be found on the left after a short way.



Ground Floor

Approx. 79.9 sq. metres (859.9 sq. feet)



Total area: approx. 79.9 sq. metres (859.9 sq. feet)





Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		69
(39 to 54)	E	48	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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