

## Barn 4, Pinnigers Farm East Tytherton, Wiltshire, SN15 4LT



Stunning heritage barn conversion • Three large bedrooms, with luxury ensuite • Large open plan kitchen / dining / family room • Three reception rooms & utility room • Oak framed car barn & south facing garden • Fast fibre broadband

Guide Price  
£895,000

# Barn 4, Pinnigers Farm

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Come and experience this stunning space created with exceptional craftsmanship in this highly desirable setting of peace and tranquillity at Pinnigers Farm an exclusive collection of six meticulously crafted barn conversions, nestled within picturesque private parkland.

From entering the barn conversion, that is situated in the heart of the development, you are struck by the stunning 16th century timbers, with the mix of the original stone beautifully blended with contemporary building materials.

Entering into a generous size hall one is drawn to the beautiful exposed stone window surrounds and the original timbers are on full show, allowing views into the surrounding room, opening into a dining room and a formal sitting room. This space celebrates the barn's original features converted for modern living. Views extend to the rolling hills in the distance through bespoke oak framed screens.

Leading from the sitting room, is the excellent addition of a home office, where you can work from home admiring the views through bi folding windows. Adjacent to the home office is a downstairs bedroom with en-suite facilities, allowing for the option of this space to be used as a self-contained unit.

To the rear of the property there is a kitchen in a beautiful shaker style, fitted with integrated appliances and Range Cooker. This space is perfect for entertaining your guests with a kitchen dining/living space. To the right of the kitchen, this property benefits from a utility room and cloakroom.

From the kitchen, you go up a stunning hand crafted oak staircase that leads up to 2 further double bedrooms both en-suite.

There is plenty of space to relax and unwind in the south facing courtyard garden, that leads from the kitchen through bi fold doors, giving perfect flow of seamless inside to outside living.

Upon entering Pinnigers Farm and passing through the private orchard parkland there is large amounts of parking as well as barn 4 having its own private detached oak car barn, only a few steps away from your front door.

### Amenities

Pinnigers Farm occupies a most pleasant position within the village; East Tytherton itself is in a much sought after area which is essentially a rural location, quiet and yet very accessible.

The nearest town is Chippenham, a practical town that provides a range of shops and a mainline train service to London Paddington. North Wiltshire is very commutable. Excellent road communications provide easy access to the major employment centres of Bristol and Swindon and, via the M4 (J17), London and the West Country.

There are several private and state schools in the region. In Chippenham there are primary and secondary schools, whilst further afield there are several well-known private schools, including St Mary's Calne, Dauntsey, Stonar, Westonbirt and Pinewood as well as the reputable colleges in Bath.

### Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.















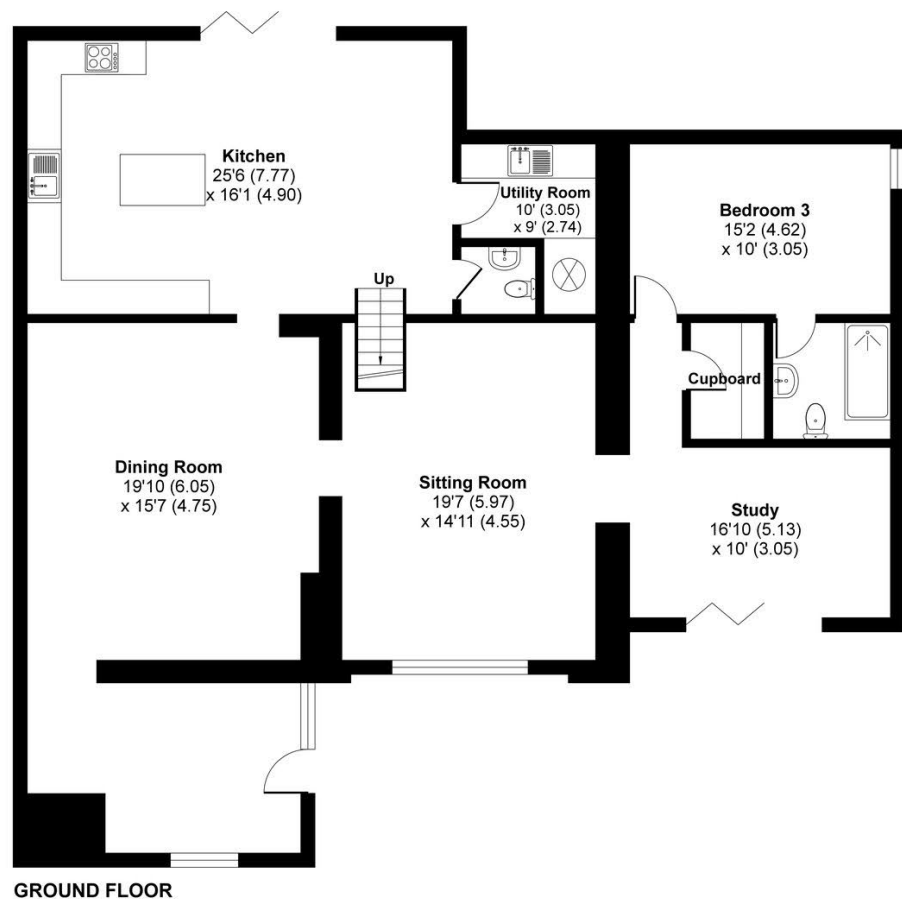
## East Tytherton, Chippenham, Chippenham

Approximate Area = 2500 sq ft / 232 sq m

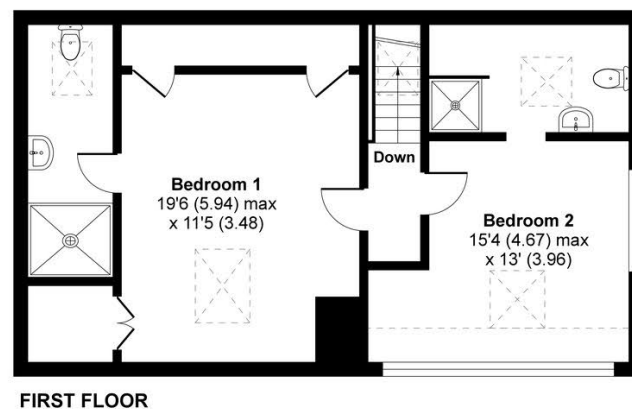
Limited Use Area(s) = 31 sq ft / 3 sq m

Total = 2531 sq ft / 235 sq m

For identification only - Not to scale



Denotes restricted  
head height



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