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PROPERTY MADE PERSONAL



The Byre, North End Farm, North End, Ashton Keynes, Swindon, Wiltshire, SN6 6QR

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Key Features



4 to 5
Bedrooms



4
Bathrooms



4
Receptions

- Beautifully converted and most impressive four bedroom barn conversion
- Self-contained two bedroom barn Airbnb
- Further converted former stable
- Sitting in six acres of grounds
- Busting with charm and character yet offering a wonderful contemporary feel
- Enjoying a lovely village setting
- EPC: C

About the property

The Byre at North End Farm is an absolutely stunning barn conversion sitting in grounds that extend to around six acres and come with a delightful two-bedroom Airbnb barn, known as The Carthorse Barn, and a converted stable (the annexe).

These unique and most impressive residences offer a wealth of charm and character with exposed stonework and beams, with the main residence having an utterly gorgeous entrance reception.

Nestling in this ever-popular Cotswold location, the property enjoys a lovely setting and is well-placed within easy reach of a range of amenities, facilities, and glorious countryside walks. Each property is bursting with period features yet offering a stylish contemporary lifestyle way of living.

The Byre is approached into a wonderful entrance/reception where the full magnitude of the exquisite residence can be seen with its stylish galleried mezzanine. This open-plan reception area has an electric wood burner, ample room for a table and sofas, as required, and is a wonderful area for family gatherings and parties. The kitchen/family room is another fine focal point of this stunning residence. The kitchen area has a generous range of wall and base units with working surfaces over, a centrally located island a breakfast bar, and a fitted wood burner. The room flows into the family area where there is ample room for a table and sofas, there are three sets of French doors leading out into the patio area to enjoy al-fresco

dining and entertaining.

On the ground floor, there are three bedrooms, all enjoying en-suite shower rooms, and the principal bedroom having the additional benefit of a dressing room. Stairs from the entrance reception lead to the galleried landing which provides a very useful study area. There is an additional bedroom with an en-suite bathroom, which could be used for a variety of purposes.

Within the grounds, there is a most delightful, converted barn, The Carthorse Barn, which is currently being used as an Airbnb. It briefly comprises a welcoming entrance area which opens into the sitting room area where there is a fitted wood burner and window seats. The kitchen/dining area has a generous range of wall and base units, integral appliances, ample room for a table, and French doors leading out into the courtyard garden. There are two bedrooms and the main family bathroom on the first floor.

Also in the grounds is a converted stable (the annexe) where there is a sitting room with a kitchen area, a walk-through bedroom, a double bedroom, and a shower room.

The beautiful barns are heated by Ground Source heating to The Byre and Air Source heating to The Carthorse Barn and the converted stable (the annexe).

The sizeable formal gardens are predominantly laid to lawn with well-stocked flower/shrub borders. A patio area provides a wonderful place for relaxing and entertaining. There is an additional five acres of land which is very useful for small holding or horses as there is an additional stable block. At the front of the property, there is gravel driveway parking which leads to a second stable block which has outlying planning consents to convert into an additional dwelling.

Amenities

Ashton Keynes is an unspoilt Cotswold village with good local facilities including a shop, garage, primary school, public house and church, and the nearby town of Cirencester is a renowned Cotswold market town offering excellent local shops and services. The Village Shop and Pub are owned and run by residents. The active Village Hall, as well as hosting many of the village social events and clubs, is also home to the twice weekly travelling post house, rural cinema, and Nursery School.

As the first settlement on the River Thames Ashton Keynes enjoys a



very active local community, an "outstanding" Primary School attended by many of the village children.

Ashton Keynes has its own Cricket, Tennis, Football and Badminton clubs, all with facilities within the village and is home to two choirs, an orchestra and a jazz club as well as many official and un-official groups from WI and wine clubs to investor clubs.

Ashton Keynes is in the heart of the Cotswold Water Park and close to lakes where you can sail, jet-ski, windsurf, canoe and fish. The Cotswold Water Park is made up of over 130 lakes and has become increasingly popular due to the large range of leisure activities on offer. The area has also become a renowned conservation area and several of the lakes are now Sites of Scientific Interest and large numbers of waterfowl breed and winter here.

The larger centres of Cheltenham, Swindon, Gloucester, Oxford and Bristol are also in daily commuting distance. By-passed by all major roads the village maintains excellent access being two miles from the A417/A419 dual carriageway to the M4/M5. There are mainline rail services to London, Paddington from Swindon (8 miles) or Kemble (4.5 miles).

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

Travel south from Cirencester through Siddington towards Ashton Keynes. After about 4 miles you will come to a crossroads. The property can be found just past this on your right hand side before the turning to Cox's Hill.

What 3 Words: [///wand.limits.narrating](http://www.wand.limits.narrating)

Services & Tenure

The tenure is Freehold. Mains water, electricity, and septic tank are connected.

Local Authority

Wiltshire Council

Council Tax Band- F

Our reference

CIR/JC/RN/07082024

We'd love to hear from you

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T: 01285 655355

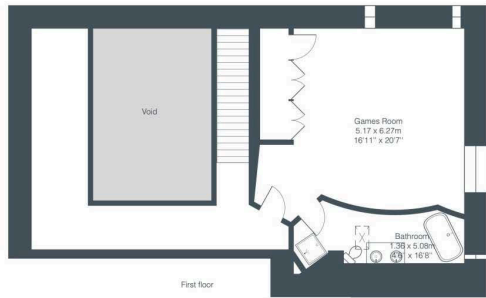
E: cirencester@perrybishop.co.uk



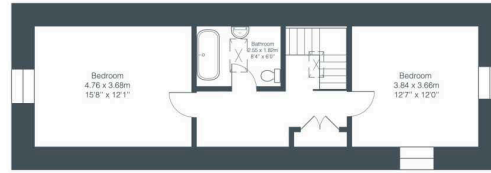




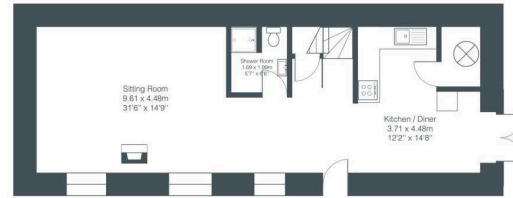




First floor



The Carthouse Barn: Second floor

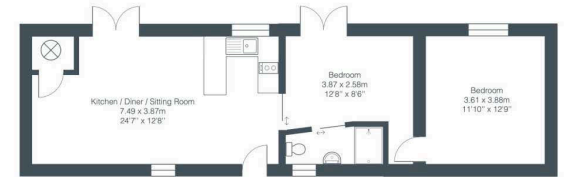


The Carthouse barn, Ground floor

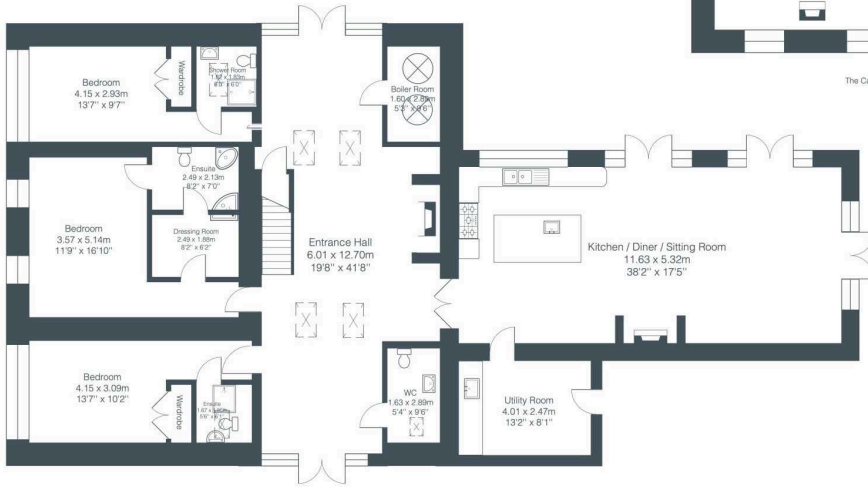
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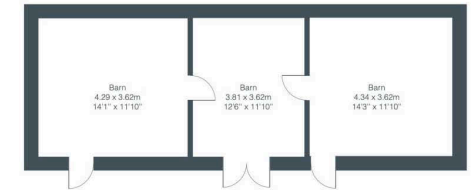
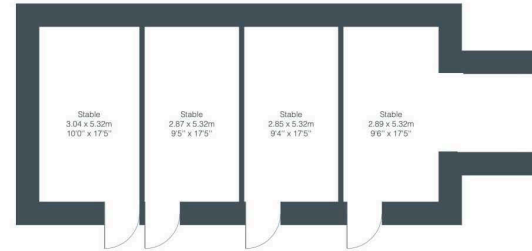
Total Area: 461.4 m² ... 4966 ft² (excluding void, stable, barn)
All measurements are approximate and for display purposes only.



Annexe



Ground floor





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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

