

## Barn 2, Pinnigers Farm, East Tytherton, Wiltshire, SN15 4LT



Stunning single story heritage barn conversion • Individually designed with exceptional craftsmanship • Two large bedrooms, both luxury ensuite • Large open plan kitchen / living area with superb character features • Home office • Generous level west facing rear garden • Oak framed car barn • Market town of Chippenham less than 3 miles away • EPC C

# Barn 2, Pinnigers Farm,

East Tytherton, Wiltshire, SN15 4LT

## Key Features



2  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

Once in a while we get the privilege to bring something quite exceptional to the market.

Welcome to Pinnigers Farm. This rare and stunning development of just six Heritage Barn Conversions within private parkland, tucked away in the beautiful hamlet of East Tytherton and surrounded by some of Wiltshire's finest countryside.

Each of these forever homes is unique, offering the best of both worlds - contemporary light and airy living spaces with high spec kitchens, bathrooms and state-of-the-art appliances, combined with a wealth of stunning heritage character features - including exposed restored timber beams and Cotswold stone walls.

Created with exceptional craftsmanship in this highly desirable setting of peace and tranquillity at Pinnigers Farm.

From the moment you enter this exceptional single storey barn conversion you will be struck by the calm and beautiful environment that has been created, celebrating the very best of the barn's original features but converted for contemporary living of the highest standard. Enter the generous and light hallway which opens out into the main living area with its impressive vaulted ceiling, exposed timbers and at the far end a wall of bespoke glazed bi-folding doors leading out on to the wonderful terrace, garden and pastureland views beyond. The kitchen/dining area that greets you as you enter the room has been built with entertaining in mind, with a large central island and room for a long dining table. Beyond is the peaceful sitting area, with a feature wall in Cotswold stone. To the side is a private home office. To the left of the entrance hall a light-filled corridor leads through to the two generous bedrooms offering contemporary ensuite facilities - both overlooking the gardens to the rear, both with direct access to the terrace and gardens to the rear. The property also benefits from a utility room and separate cloakroom.

After entering Pinnigers Farm through the automatic gates and passing through the private orchard parkland enter the front courtyard for barn 2. To the rear of the property, also

accessed from the front courtyard, lies the beautifully laid natural stone terrace and beyond generous grassed area looking out over open pastureland.

## 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 a number of both 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.

## Directions

From the M4 motorway Jct 17 proceed south along the B4122 signposted to Sutton Benger. At the end of this road turn right in the direction of Chippenham and proceed along this road past Kington Langley, turning left onto the Langley Burrell road. Proceed through Langley Burrell past Maud Heath's Causeway and on to East Tytherton. Proceed into the village and the entrance to Pinnigers Farm is on the left identified by our For Sale board. Please do not use the entrance to Pinnigers House.

## Services & Tenure

The tenure is Freehold.

## Local Authority

Wiltshire Council

## Our reference

TET/HP/RN/05052023

## We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: nicolawilliams@perrybishop.co.uk



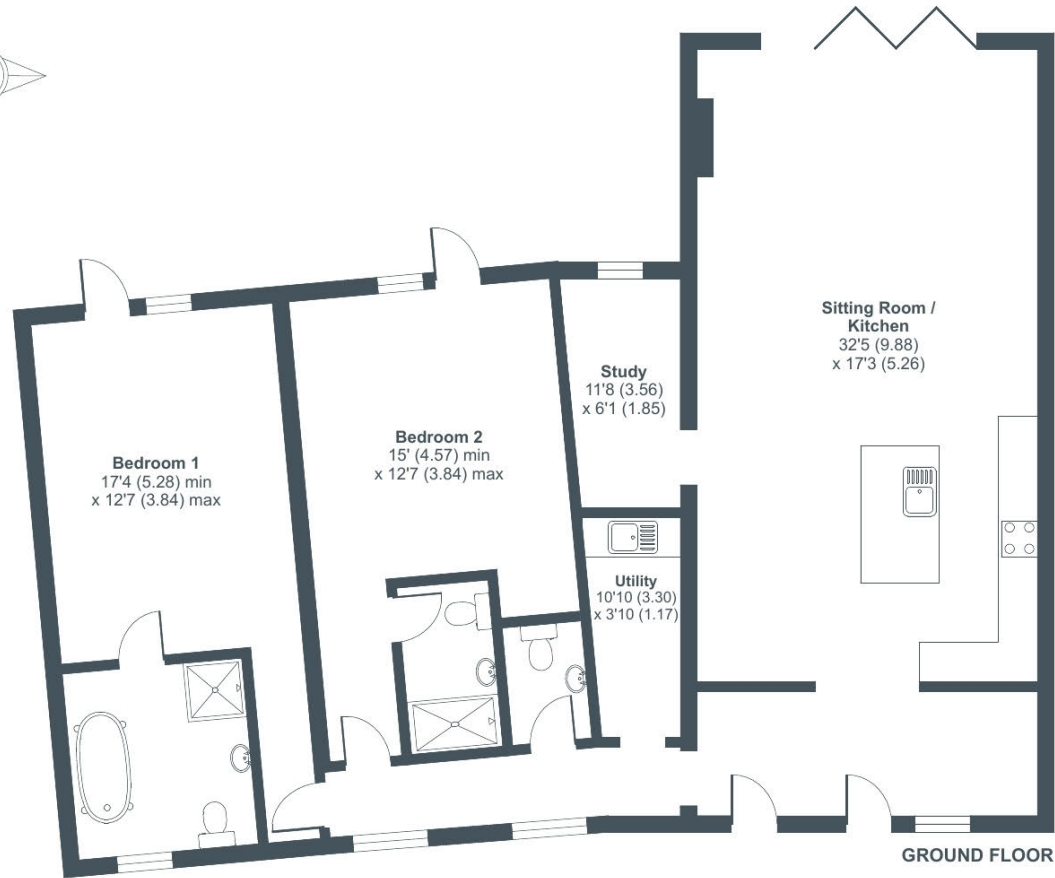




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Approximate Area = 1573 sq ft / 146.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 664941



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[perrybishop.co.uk](https://perrybishop.co.uk)

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