

PerryBishop

PROPERTY MADE PERSONAL



Elmstone Court, Upper Minety, Malmesbury, Wiltshire, SN16 9PR

Elmstone Court,

Upper Minety, Malmesbury, Wiltshire, SN16 9PR

Key Features



5
Bedrooms



2
Bathrooms



2
Receptions

- A large five bedroom barn conversion set within nearly 2 acres
- A one bedroom annexe with views across fields
- A further barn which is currently used as a fitness centre
- Perfect family house with good size bedrooms
- Large gardens which overlook the fields
- A paddock or grazing adjacent
- No onward chain
- EPC: D

About the property

A rare opportunity for a split level stone barn with ample accommodation and with the advantage of separate barns with office space and an annexe which could be used for holiday accommodation.

A gated access leads into a courtyard with ample parking for several vehicles, with the barns lying on three sides, one to the right being used as a gymnasium with a kitchen, separate toilets and vaulted ceilings. There are two garages and a storage room with a further small barn which has a kitchen, downstairs shower room, large sitting room with doors opening onto agricultural land. A mezzanine floor provides a spacious bedroom, this barn would be perfect for a holiday let.

The main barn has beautiful proportions with a hallway with built in storage off which there is a downstairs bedroom, stairs lead to the first floor where there are

two further bedrooms, one with an en-suite shower room.

The kitchen is fabulous with a lantern roof, adding additional light over a full length island with an induction hob. There is a double oven and plenty of workspace, adjacent is an inner hallway with a door into the garden and a utility room with planned space for appliances. The kitchen opens into a sitting room with a feature fireplace. In front of the barn is a pretty garden with a terrace, steps lead up into the main garden which is mainly laid to lawn with far reaching views across open fields. There is approximately an acre of paddock/pasture land.

The property is offered with no onward chain.

Amenities

Upper Minety is a popular and well located village, quietly situated between the attractive market towns of Cirencester and Malmesbury, with good access to Swindon and junctions 15, 16 and 17 of the M4 motorway. The village has a parish church whilst the neighbouring village of Minety offers two pubs, a community shop and primary school. There are further primary schools, shops and pubs/restaurants in the neighbouring villages of Crudwell, Oaksey, and Ashton Keynes. The village is also well situated for the Cotswold Water Park. More comprehensive shopping is available at Cirencester, Malmesbury and Swindon. There are main line rail services to London Paddington from Swindon and Kemble stations.

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.

Directions

From our office in Tetbury take the third exit onto The Market Place and follow the road out of Tetbury, through Long Newnton. At the end of the village take the first turning left towards Charlton, at the T junction go straight across the A429. At the junction turn left, go past The Horse and Groom pub and continue until there is a turning on the left hand side into Upper Minety. Turn left into Flisteridge Road, and take the first left into Hankerton Road and the first left into Elm Farm Close. The property can be found at the end of the road on the left hand side.

What 3 Words: ///shoulders.leafing.tries

Services & Tenure

The tenure is Freehold. Mains water, drainage, electricity and oil are connected.

Local Authority

Wiltshire Council

Council Tax Band: E

Our reference

TET/HP/RN/13012025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk









Approximate Gross Internal Area 5365 sq ft - 498 sq m

Ground Floor Area 1564 sq ft – 145 sq m

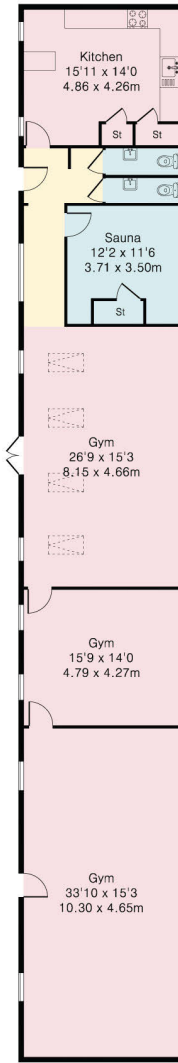
First Floor Area 540 sq ft – 50 sq m

Annex Area 714 sq ft – 66 sq m

Mezzanine Area 267 sq ft – 25 sq m

Garage Area 563 sq ft – 52 sq m

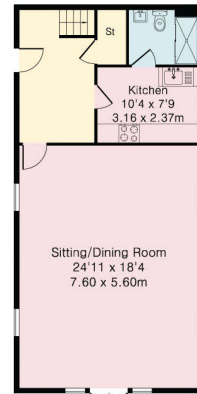
Outbuilding 1717 sq ft – 160 sq m



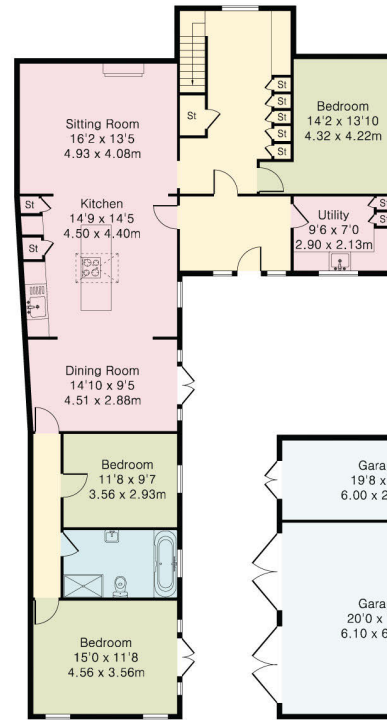
Outbuilding



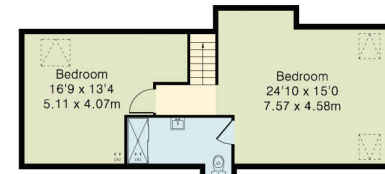
Mezzanine



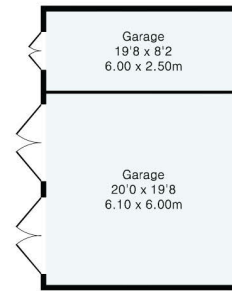
Annex



Ground Floor



First Floor



Garage

PerryBishop
PROPERTY MADE PERSONAL



3 Church Street, Tetbury, Gloucestershire, GL8 8JG
T: 01666 504418
E: tetbury@perrybishop.co.uk

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

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

