



Pandown Barn, Coppershell
Gastard, SN13 9PZ



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Located in the village of Gastard on the outskirts of Corsham, we are delighted to offer for sale this **LARGE INDIVIDUAL DETACHED BARN CONVERSION** set in grounds of c.0.7 acres **WITH SEPERATE 1 BEDROOM ANNEXE**.

- Large 3 Bed Barn Conversion
- Separate 1 Bedroom Annexe
- Grounds c.0.7 Acre
- West Facing Views Across Open Fields
- Triple Carport & Garage
- Wealth Of Character & Charm
- No Onward Chain

Offers In The Region Of



Description

Located in the village of Gastard on the outskirts of Corsham, we are delighted to offer for sale this **LARGE INDIVIDUAL DETACHED 3 BEDROOM BARN CONVERSION** set in grounds of c.0.7 acres **WITH BEAUTIFUL WEST FACING VIEWS** across open fields. Offering accommodation in excess of 1,800 sq ft over two floors. Additionally, there is a **ONE BEDROOM ANNEXE** of approximately 904 sq ft. The main house offers the traditional barn style touches with feature fireplace, exposed beams, wooden floors and latch doors. The accommodation comprises a welcoming entrance hall with cloakroom and stairs to the first floor, a spacious dining room, practical kitchen, generous sitting room with two sets of doors leading outside and an impressive fireplace with inset wood burner. To the first floor is a master bedroom with en suite bath /shower room and access out to a Juliet balcony, ideal for that morning coffee whilst taking in the wonderful country views. Additionally to the first floor are two further bedrooms and a shower room. Separate to the house and accessed via attractive wooden steps is a first floor annexe. This is situated over the top of the carport/garage and is arranged with a large open plan kitchen/living area and bedroom with en suite shower room, making the perfect visitors suite. There is also the possibility of utilising some or all of the existing garaging as further accommodation (subject to the necessary permissions). On the whole this pretty barn conversion is ideal for growing families seeking fresh air and open countryside. The property is offered for sale with **NO ONWARD CHAIN**

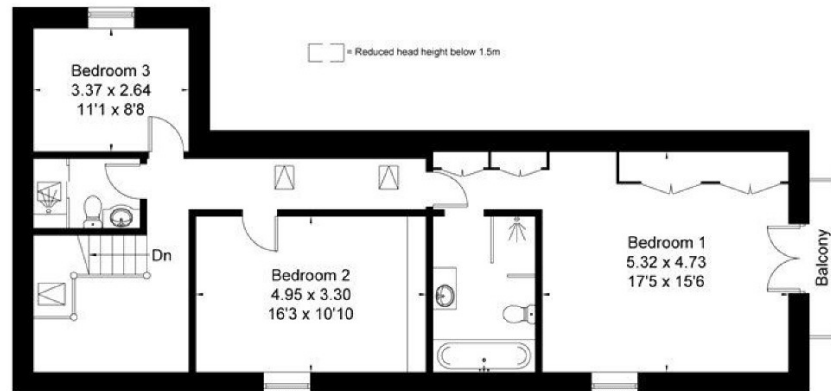
Situation

Gastard is a small village approximately 1 mile south of Corsham. The village has a public house whilst comprehensive facilities and services are available at Corsham. Corsham is a pretty and historic small town some 8 miles Northeast of the Georgian City of Bath. The town centre of Corsham has a wealth of beautiful and historic buildings dating from the 16th Century and provides a wide variety of shopping facilities, schools and other services. Corsham is well placed for access to the M4 motorway network and within easy commuting distance of Bath, Bristol and Swindon. Rail services are available at Bath and Chippenham providing hourly services to London (Paddington).

Property Information

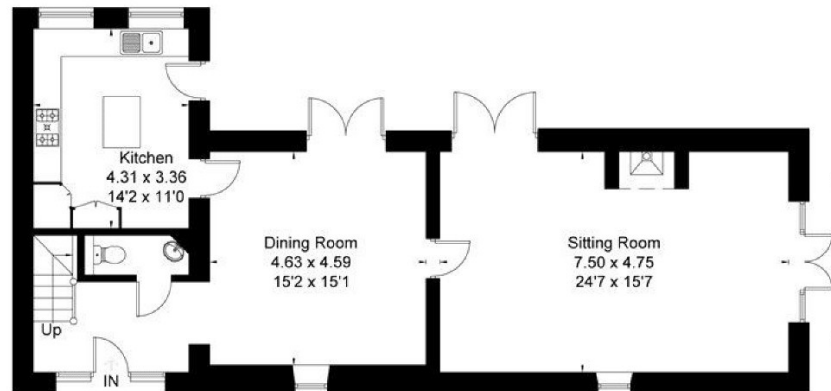


Approximate Area = 173.5 sq m / 1867 sq ft
 Outbuilding = 84 sq m / 904 sq ft (Excluding Carport)
 Total = 257.5 sq m / 2771 sq ft
 Including Limited Use Area (12.8 sq m / 138 sq ft)
 For identification only. Not to scale.
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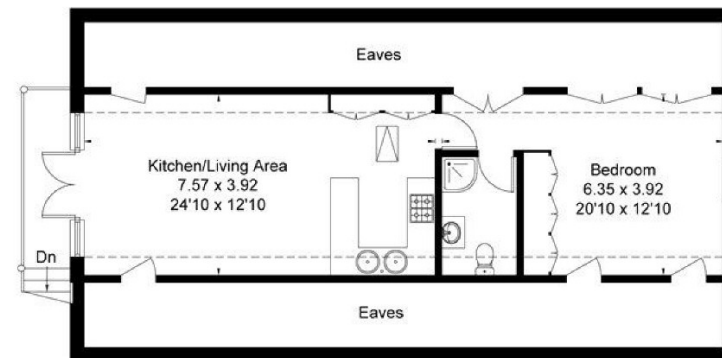
First Floor

Area = 86.4 sq m / 930 sq ft
 (Limited Use Area = 0.8 sq m / 9 sq ft)



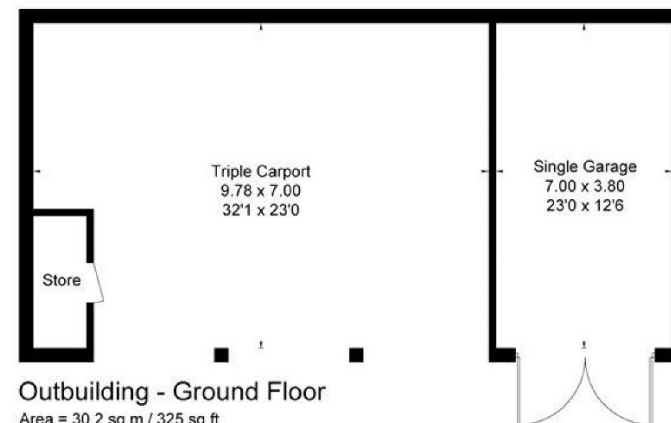
Ground Floor

Area = 87.1 sq m / 937 sq ft
 (Limited Use Area = 1.3 sq m / 14 sq ft)



Outbuilding - First Floor

Area = 53.8 sq m / 579 sq ft
 (Limited Use Area = 13.7 sq m / 147 sq ft)



Outbuilding - Ground Floor

Area = 30.2 sq m / 325 sq ft
 (Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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