



The Red Brick Barn

Great Somerford, Wiltshire

Carter Jonas

The Red Brick Barn Great Somerford Wiltshire SN15 5EH

**A single storey barn with
consent for conversion to
residential use**

Occupying an edge of village site with westerly views over open countryside, a detached single storey red brick barn with consent for conversion to a two bedroomed dwelling.

In all extending to 0.5 acres (0.2 ha) .

For sale by private treaty as a whole.





Property

The Red Brick Barn provides a rare opportunity to acquire a charming, south-facing barn located on the outskirts of a highly sought-after village. Set on a well-proportioned plot, the property boasts open westerly views over beautiful countryside. This single-storey barn, constructed with brick elevations beneath a slate roof, comes with detailed planning permission for conversion into a delightful two-bedroom home, complete with ample parking space for several vehicles. The proposed plans are included with these particulars, and the entire plot extends to approximately 0.5 acre (0.2 ha) .

Location

The Red Brick Barn is situated in Great Somerford, just off West Street, a quiet street which connects the villages of Great Somerford and Startley. Great Somerford is a popular North Wiltshire village lying 4.7 miles to the southeast of Malmesbury and 7.3 miles to the northeast of Chippenham. J17 of the M4 lies 5 miles to the southwest and provides easy access to Bath, Bristol and other regional centres.

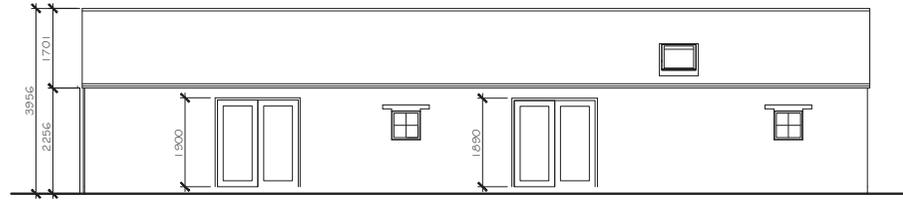
Amenities

This attractive village is well placed for a range of amenities, within the village itself there is a charming village shop and post office, a public house and a reputable primary school. Great Somerford benefits from being a short distance from the historic market town, Malmesbury. Malmesbury is known for its beautifully preserved medieval streets, stone cottages and traditional market-town atmosphere. The town has a doctor's surgery, an impressive Abbey, a secondary school and a number of independent shops and cafés.

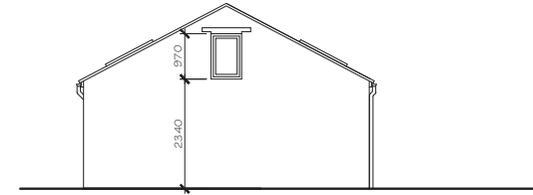


Proposed Elevation

The Red Brick Barn
Great Somerford
Wiltshire
SN15 5EH



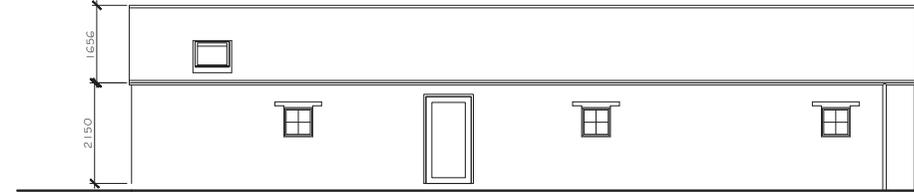
South Elevation



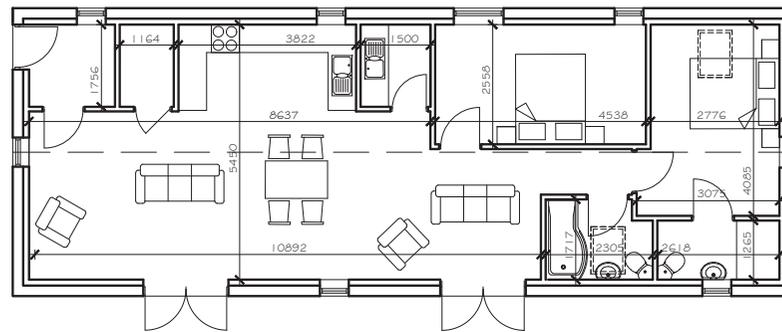
East Elevation



West Elevation



North Elevation



For illustrative purposes only - not to scale.
The position & size of doors, windows,
appliances and other features are
approximate only.





0.50 ac
0.20 ha

0 10 20 30 m



Method of Sale

For sale by private treaty.

Tenure & Possession

The property is offered freehold with vacant possession on completion.

Planning

The property has the benefit of planning consent for conversion to residential use granted by Wiltshire Council on 6th February 2024 Ref PL/2023/09139. Further information is available from the Vendors agent or the Council's Planning Website.

Designations

The property is situated in a Conservation Area.

Wayleaves, Easements & Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is a public right of way to the east of the property on the boundary.

Services

There are no mains services connected to the property. Mains water, electricity and drainage are understood to be available nearby however prospective purchasers must satisfy themselves as to the availability and adequacy of these supplies.

Health & Safety

We ask that you be as vigilant as possible when making your inspection for your own personal safety.

Local Authority

Wiltshire Council

Viewings

By prior appointment with the Vendors' agents Carter Jonas 0117 922 1222.

Directions

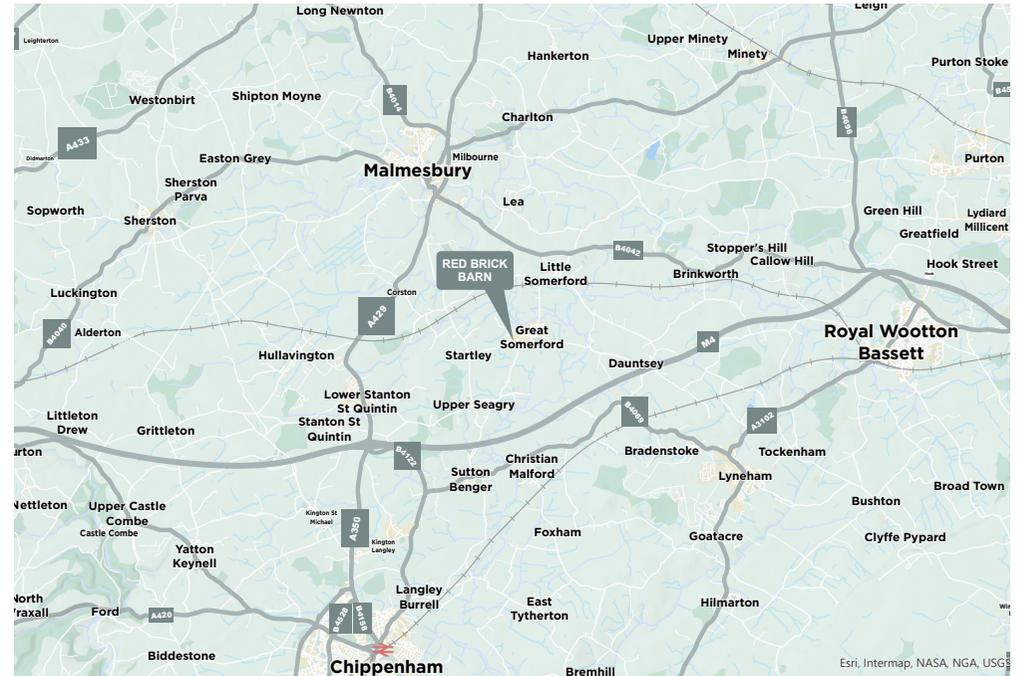
From J17 M4 proceed north for several hundred yards and turn first right to Upper Seagry. At the crossroads in the village, turn left to Startley. Continue to Startley and turn first right to Great Somerford. The property is the first one on the right-hand side entering the village.



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

Offices throughout the UK



Bristol

07780 667 001 | kit.Harding@carterjonas.co.uk

07815 489 452 | ella.morrison@carterjonas.co.uk

St Catherines Court, Berkeley Place, Bristol, BS8 1BQ

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