



Manor Barn, Pickwick, Corsham, Wiltshire, SN13 0HU



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A superbly finished period house dating from 1869 which has been extended to form a simply immaculate family home spanning approximately 3,264 sq. ft.

| Entrance hall | Dining room | Kitchen | Study | Spacious drawing room | Period entrance hall Cloakroom | Bar | Ground floor bedroom 5 with ensuite shower | Gym | Utility room | Plant room | Master bedroom with ensuite dressing room and wet room | 3 further double bedrooms (1 ensuite) | Family bathroom | Wonderful, level gardens, orchard and adjoining land | Double garage | Parking for several vehicles |

Situation

Manor Barn is located in the historic area of Pickwick, within walking distance of the former wool town of Corsham with its many local amenities. The picturesque high street offers a variety of interesting independent shops, cafes, public houses (including the award-winning Metheun Arms) and Pound Arts, a vibrant venue with a 100-seat auditorium. The Saxon royal manor house of Corsham Court with its beautiful grounds is also on the doorstep. With its varied architecture Corsham has been the location for several films and television productions including Poldark, Rivals and many period dramas.

There are excellent schools nearby in both the state and private sectors including Stonar and Heywood Preparatory and Nursery Schools. The bus stop for private school bus services to Kingswood, Royal High and Prior Park is a 2 minute walk from the house.

There is good access to the M4 at Junction 17 and Chippenham train station is just over 4 miles with high-speed services to London Paddington in approximately 80 minutes, Bristol Temple Meads (approximately 25 minutes) and the South West. Corsham lies just over 9 miles from the World Heritage City of Bath, famed for its Roman heritage and Georgian architecture and offering a wide variety of cultural, leisure, sports and shopping facilities.

Description

Manor Barn used to be part of Pickwick Manor but sold off some 50 or so years ago. This link-detached house now stands beautifully in a level plot of just over an acre.

Beautifully designed and finished, the house is beyond what you would ordinarily find in terms of its quality and, as such, presents buyers with the perfect turn key, move straight in and live. The house is set behind electric gates where a driveway leads to the main house. Also in the grounds is a double garage which could be converted to an annexe, subject to any consents required.

Entering the house via the front door, you are immediately struck by the quality of space and light. The house has extensive double glazed windows and a number of French doors in the Crittal style which gives a superb contemporary feel.





The hall leads to a fabulous dining room which in turn takes you through to a perfect kitchen providing the open plan living which families love. The dining room has large double doors opening to a charming west facing terrace.

The kitchen is bespoke and consists of a comprehensive range of green units with beautiful brass ironmongery. The central island has stylish twin brass sinks and there is a waste disposal unit. Appliances are of the very highest quality being Fisher and Paykel, including a large double width fridge freezer, double drawer dishwasher and a multi-zone induction hob with twin Fisher and Paykel ovens beneath. Twin pantry cupboards either side of the fridge provide excellent storage, one of which houses an integral microwave. The worktops are Dekton and appear as marble.

On from the kitchen you find the period entrance hall with beautiful oak parquet flooring and the oak staircase rising to the upper floor. Off the hall there is a front door to the garden, a downstairs cloakroom and a rather wonderful built-in bar with wine fridge.

To the far side of the hall is a fine drawing room which feels both stylish and luxurious. There is a central Minster stone fireplace flanked by built-in cupboards with bookshelves. Set within the fireplace is a contemporary ethanol fire. Large double doors lead out to the terrace and gardens beyond.

The final room off the hall is a very attractive study or it could be a snug. This has a stone fireplace and further built-in shelves and cupboards.

Back to the main entrance hall, to your left you find a fifth bedroom with ensuite, and a gym with stylish slatted wood feature wall. There is also a well-fitted utility with plenty of room for drying clothes, two runs of units and a butler's sink. There is a back door out to a side path that leads to a plant room which houses the boiler, pressurised water cylinder and water softener.

Upstairs there are four double bedrooms, a family bathroom and two ensuites. The master bedroom is of particular note with its eaved ceiling and period beams. To one side is a walk-in dressing room that is well-fitted with built-in cupboards. To the other side is a generous ensuite shower room with beautiful marble flooring. The shower is a wet room style and the double vanity unit with twin sinks really is lovely.

The family bathroom is of the same quality but with bath and shower and bedroom 2 has its own ensuite.

Externally

The gardens and grounds of Manor Barn really are superb. There is a good range of fine mature trees including a beautiful cedar. The main body of the garden is laid to lawn flanked by very well-stocked herbaceous borders. At one end is an orchard with apple and pear trees. To the far side of the garden there is an extra piece of land which could be great for a swimming pool or tennis court, subject to consents being granted.

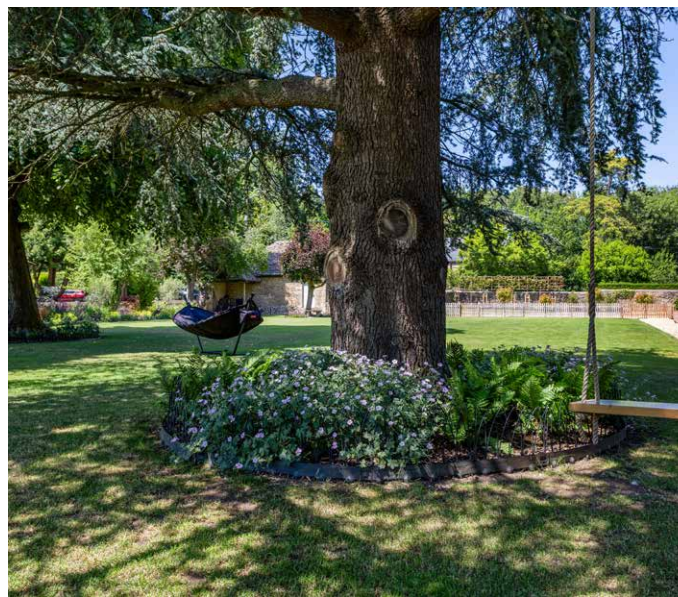
The garage at the beginning of the drive has a lovely Cotswold tiled roof and could be converted to ancillary accommodation, subject to planning. Otherwise, it is great space for nice motor cars or family storage.

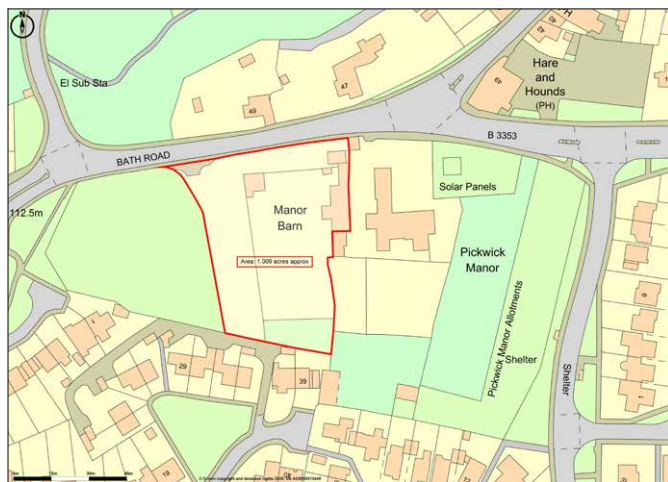
General Information

Wiltshire Council. Council Tax Band H.

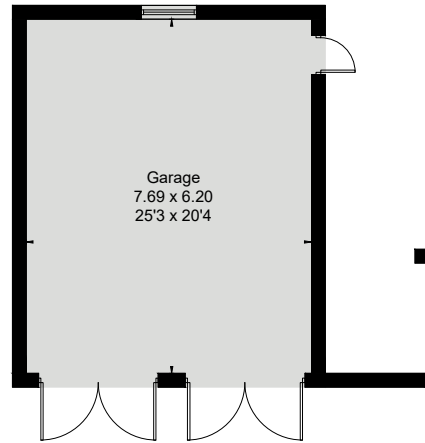
Mains services connected.

Superfast fibre broadband speed of 500 MB.





Approximate Floor Area = 303.2 sq m / 3264 sq ft
 Garage = 48.3 sq m / 520 sq ft
 Outbuilding = 7.8 sq m / 84 sq ft
 Total = 359.3 sq m / 3868 sq ft



(Not Shown In Actual Location / Orientation)

