



Delightful  
2 Bedroom  
Barn Conversion  
in Grittleton

£1,650 PCM

East Dunley Farm Barn  
Grittleton  
SN14 6PX



Victoria Allman  
Lettings

- Delightful detached character barn conversion
- Beautiful rural setting just off the historic Fosse Way
- Stunning open plan kitchen/dining/living room
- Two double bedrooms
- Private patio area & lawn garden
- Off-street parking for two cars
- Council Tax Band E (Wiltshire)
- Available part-furnished
- Heating, Wi-Fi (Starlink), & water bills included
- Not suitable for pets



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## SUMMARY

A stunning two bedroom barn conversion tucked away in the grounds of a farm complex near to Grittleton. This is an ideal bolthole to enjoy the South Cotswold countryside, as well as the surrounding towns and villages of North Wiltshire and Gloucestershire.

Available from mid-February part-furnished or unfurnished with heating, Starlink Wi-Fi, and water bills included in the rent. Sorry, strictly not suitable for pets.



## DESCRIPTION

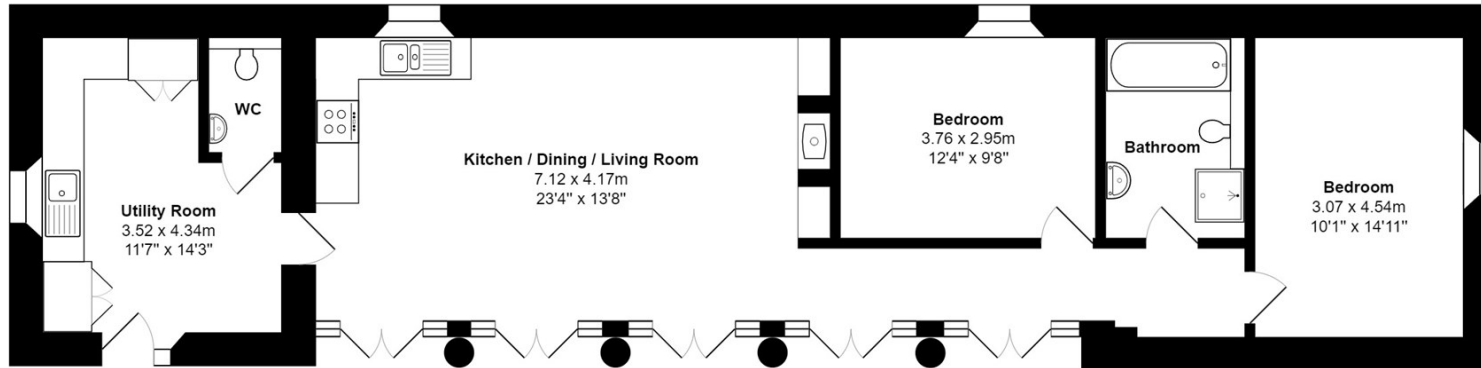
East Dunley Farm Barn is a beautiful and characterful two bedroom barn conversion located within the grounds of the farm, near to the popular villages of Sherston, Luckington and Grittleton. Converted to a high standard and finish, the property has high vaulted ceilings, original wooden beams and underfloor heating throughout. At the heart of the property is a stunning open plan kitchen/dining/living room with a stone-tiled floor and doors opening up to a lovely patio area and private garden. The kitchen is well equipped with shaker-style fitted units and integrated appliances, and the living area has a woodburning stove. A corridor leads to two good-sized double bedrooms and a bathroom with both a bath and separate shower cubicle. Off the kitchen, there is also a separate spacious utility room with more fitted storage units, laundry appliances, and a Belfast sink, as well as a separate WC. Externally the enclosed front garden is lawned, and there is parking for two cars.

## SITUATION

East Dunley Farm is surrounded by beautiful North Wiltshire countryside, located just off the historic Fosse Way. The closest village is Grittleton, just 1.5 miles to the south, which is home to the popular Neeld Arms pub. To the north is the larger village of Sherston with a fantastic range of amenities including a popular village shop with post office, a wine shop, a hairdresser, the popular Angel Café, and the excellent Rattlebone Inn.

A more comprehensive range of amenities are available in the market towns of Malmesbury and Chippenham, both within 7 miles. The property is just 10 minutes drive to Junction 17 of the M4 motorway. From here, larger hubs such as Bristol, Bath, and Swindon are within commuting distance. Chippenham railway station is 20 minutes away by car and offers direct trains to London Paddington in under 70 minutes.



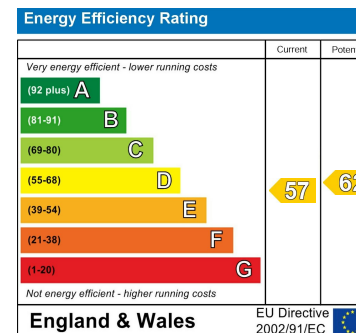


Total Area: 89.3 m<sup>2</sup> ... 961 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## REQUIRED INFORMATION

We understand the property has mains electricity, water, septic tank sewerage, and biomass central heating. Superfast broadband is available in this area; mobile coverage is classed as good outdoors – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.



## DIRECTIONS

From Grittleton drive west with The Need Arms on your right hand side. At the crossroads turn right heading north on Alderton Road. Follow the road for a mile and a half. East Dunley Farm is on the right hand side off the straight Fosse Way road. Head down the long drive into the farm.

Postcode: SN14 6PX

What3Words:

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## CONTACT

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