



2 Bedroom Barn Conversion in Hankerton

£2,200 PCM

The Lower Barn
Cloatley Grange
Hankerton
SN16 9LQ



Victoria Allman
lettings

- Stunning period barn conversion
- Lovely rural surroundings in a popular village location
- Highly impressive open plan kitchen / living room
- Two large double bedrooms
- Gorgeous patio area
- Use of shared lawned garden
- EPC rating A
- Bills included (Council Tax, heating, electricity, water)



SUMMARY

The Lower Barn is a stunning two bedroom period barn conversion tucked away in the grounds of a larger house in Hankerton, near Malmesbury, and recently renovated to a high standard.

This is an ideal bolthole to enjoy the South Cotswold countryside, as well as the surrounding towns and villages of Gloucestershire and North Wiltshire.

Available for a rolling six month contract with bills included.



DESCRIPTION

The Lower Barn is a beautiful period barn conversion hidden away on the edge of the village of Hankerton within the grounds of Cloatley Grange. The barn has been beautifully converted and finished to a high standard throughout. Filled with natural light, the accommodation enjoys a sunny south-facing aspect and high vaulted ceilings. Extending in all to 838 sq ft over one storey, every room is brimming with character and period features including stone flooring, exposed brickwork and beams. The layout includes a magnificent open plan kitchen / dining / living room with underfloor heating. There are two good sized double bedrooms and one bathroom. All the rooms are south facing and open up to a lovely, large patio area with gorgeous rural views.

The barn has a private patio area, use of a shared garden, and off street parking. With an energy A rating, the barn has solar photovoltaic (PV) panels installed and good insulation throughout. Bills - including heating, electricity, water, and Council Tax - are included in the monthly rent.

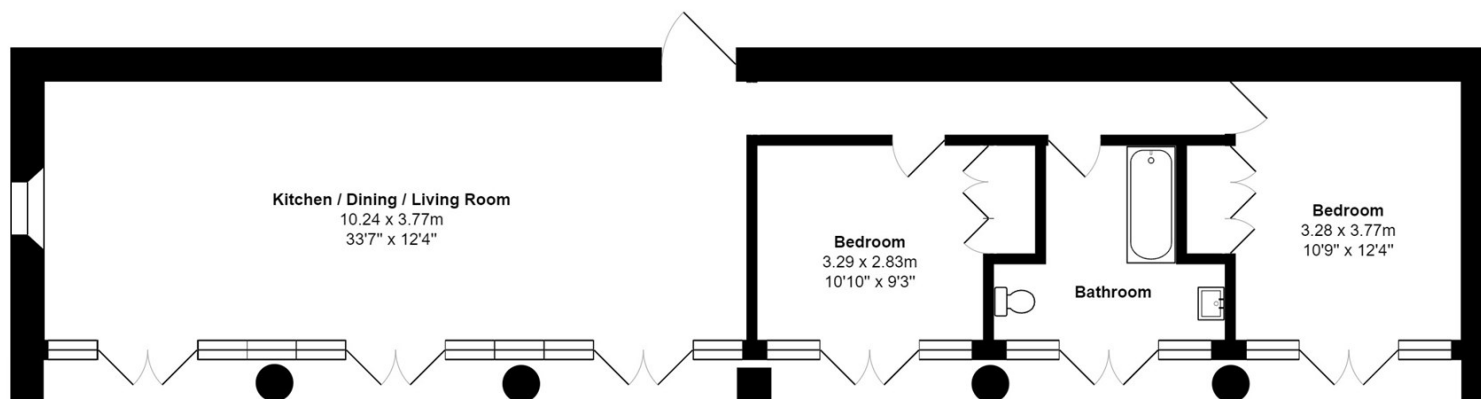
SITUATION

The Lower Barn enjoys a beautiful rural setting down a quiet country lane situated away from main roads between the villages of Hankerton and Upper Minety. The nearby village of Charlton has an excellent public house whilst the village of Minety also has a pub and a village shop. Other highly rated dining venues include The Rectory Hotel and The Potting Shed pub in nearby Crudwell.

There is a good range of shops and amenities at Malmesbury (5 miles), Tetbury (8 miles) and Cirencester (11 miles) including Waitrose at both Malmesbury and Cirencester. There is also an excellent choice of local schools which include popular primary schools in the nearby villages of Crudwell, Oaksey and Minety, while secondary school options include Ofsted 'Outstanding' rated Malmesbury as well as various private education options.

The area offers good commuter access to regional centres including Swindon, Oxford, Cheltenham, Bath and Bristol. The M4 motorway (Junction 16) is about 12 miles away whilst a mainline rail service to London Paddington runs from Kemble Station (about 5 miles), scheduled to take about 75 minutes.





Total Area: 77.8 m² ... 838 ft²

All measurements are approximate and for display purposes only

DIRECTIONS

From Malmesbury, take the B4040 towards Cricklade. Drive through the village of Charlton and turn left after the Horse and Groom, following signs to Hankerton. On entering Hankerton take the first right into Cloatley Road. Follow this lane towards Upper Minety for around half a mile, then take the fifth turning on the left (marked Cloatley Grange). Cloatley Grange is located on the right.

Postcode: SN16 9LQ

What3Words:

///degree.lunging.trackers

CONTACT

lettings@victoriaallman.co.uk

01666 338866

www.victoriaallman.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Victoria Allman
lettings