



2 Bedroom  
Barn Conversion  
in Luckington

£1,600 PCM

Northend Barn  
Luckington  
SN14 6PN



Victoria Allman  
lettings

- Beautiful, character barn conversion
- Open plan living & kitchen
- Two double bedrooms
- Bathroom with shower
- Air source heat pump, underfloor heating & woodburning stove
- South facing garden
- Edge of village location, surrounded by beautiful countryside
- EPC Rating B
- Council Tax Band E (Wiltshire)



2



1



1



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## SUMMARY

Northend Barn is a beautifully presented 2 bedroom period barn conversion hidden away on the edge of the popular village of Luckington, recently renovated to a very high standard.

Packed with character and period features, this wonderful property is an ideal bolthole for those looking to enjoy the Cotswold countryside. Luckington offers a thriving village community and easy access to local and regional attractions.

Available from April 2026.



## DESCRIPTION

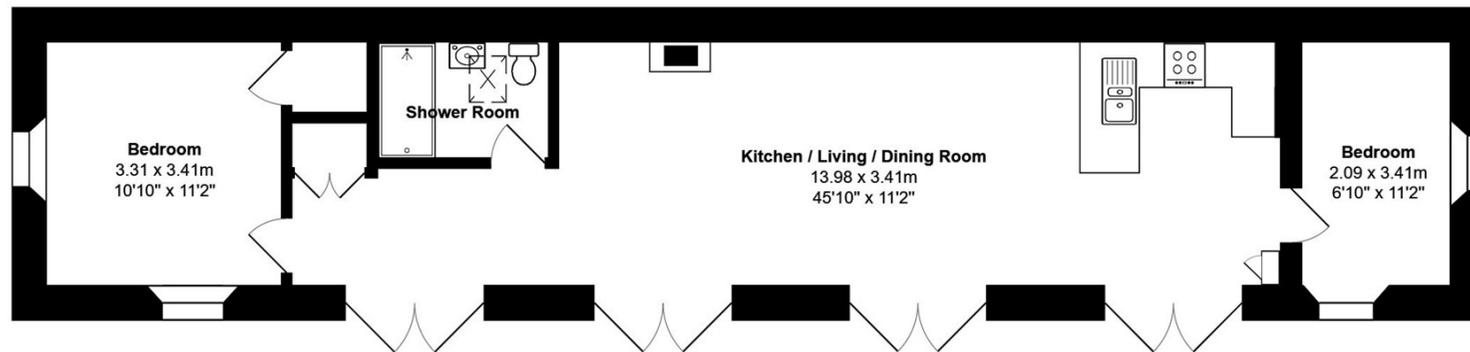
Located at the edge of the village of Luckington backing onto paddock land, Northend Barn was converted to a high standard in 2022 with stone and solid wood flooring and open beams throughout. Extending in all to 728 sq ft, the barn is filled with natural light enjoying a sunny south-facing aspect and high vaulted ceilings. The impressive open plan kitchen / reception room features a woodburning stove, and the kitchen is well equipped with a breakfast bar, integrated dishwasher, oven and hob. There are two bedrooms at opposing ends of the property, and a luxurious bathroom with a walk-in shower. The barn is energy efficient (EPC rating B) with an air source heat pump connected to underfloor heating throughout. The sunny garden is arranged to the front of the barn, enclosed by Cotswold stone walling and landscaped with a patio terrace and lawn. The property has private, off-street parking for two cars.

## LOCATION

Within easy walking distance of Northend Barn, the delightful village of Luckington offers a busy and friendly community with a popular pre-school nursery and primary school, the village hall, parish church, and The Old Royal Ship public house. Nearby Luckington Court has been used as a location for the highly successful 'Pride & Prejudice' series, and the whole area is surrounded by beautiful Cotswold countryside and the Beaufort Estate - famed for the annual Badminton Horse Trials. The village hosts a number of entertainment and social events for young and old alike throughout the year.

Close by is the larger historic village of Sherston and the market towns of Malmesbury and Tetbury, all offering a wide range of shops, services, excellent schools and leisure facilities. Conveniently located less than 15 minutes from Junctions 17 and 18 of the M4, Luckington has easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham and Swindon.





Total Area: 67.6 m<sup>2</sup> ... 728 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## DIRECTIONS

From Sherston head to Luckington (about 2 miles) and bear right in front of the The Old Royal Ship public house. Turn right again onto Sopworth Lane and continue for 300 yards; then turn left into Northend. Follow the road to the end up to Northend House and Northend Barn is located just beyond.

Postcode: SN14 6PN

What3Words:

///chicken.parsnip.crackling

## CONTACT

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## REQUIRED INFORMATION

We understand the property has mains electricity, water, septic tank sewerage, and air source heat pump 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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