

The Great Barn

Stanton St. Bernard, Marlborough



An exceptionally generous barn conversion with views over the Vale of Pewsey and the Alton Barnes White Horse.



The Great Barn, Stanton St. Bernard, Marlborough SN8 4LN

Mileages

Pewsey – 5.7 miles; Pewsey station (London Paddington in 65 minutes) – 5.5 miles; Marlborough – 9.5 miles; Devizes – 7 miles

Accommodation

Main house:

Galleried entrance hall, kitchen/breakfast room, utility/boot room, walk in pantry, dining room, cloakroom, exceptional vaulted 38 ft. drawing room, study, music gallery, TV gallery, games room, six/seven bedrooms, five bathrooms.

5,306 square foot in total.

Outside:

Garaging and workshop, tennis court, heated swimming pool, twin driveways, landscaped gardens, exceptional views over the White Horse at Alton Barnes and the Vale of Pewsey.

In all about 1.85 acres.

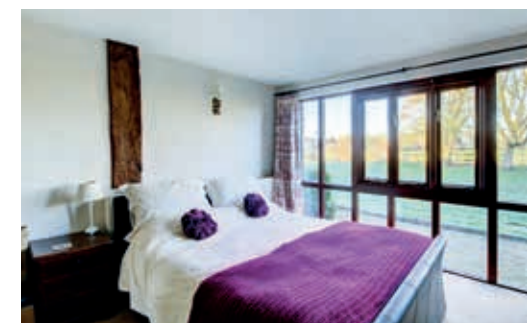
Quintessential thatched barn

The aptly named Great Barn is a beautifully appointed and substantial period barn thoughtfully and sympathetically converted into this beautiful family home. The original barn was dramatically altered to encompass a more sympathetic family layout and to maximise the light, setting this apart from other barn conversions. A real emphasis was put on conserving the many period features including the open trussed ceilings and substantial entrances but also combining these with more intimate family spaces as well as grand entertaining rooms.

The galleried entrance hall provides the first glimpse of the spectacular proportions and interest that continue throughout the barn. This double height open space throughout the property gives an impressive atmosphere. The centrepiece of this home is the central drawing room where the floor has been marginally raised to give a more natural feel to this 38 ft. room. The relocation of the original entrance provides a spectacular southerly view over the formal gardens and pool beyond. Two galleried rooms sit above the drawing room making the most of the elevated ceiling space, one is used as a music gallery, the second as a TV gallery.

The ground floor continues with a large kitchen/breakfast room. This has been completed with a range of solid wood units, range cooker and ample space for dining table and chairs. This space is backed up by a generous utility/boot room which provides access to an outside covered area. There is also a walk-in pantry and immediately adjacent, the formal dining room.

The bedrooms have largely been kept to one end of the house and split over two floors allowing great flexibility for different family needs as well as visiting guests etc. The six bedrooms are all of unique proportions, many with floor to ceiling windows making the most of the southerly views over the formal gardens, these are amply backed up with bathrooms and dressing rooms.



On the top floor towards the other end of the house is a further area currently used as a games room and occasional bedroom.

Landscaped grounds

The property is situated centrally within its 1.85 acres giving a good degree of accessibility and privacy to all angles. The current owners have improved outdoor space with the instillation of an outdoor heated pool and enclosed tennis court. The pool takes centre stage and is at the pinnacle of the patio and landscaped gardens complete with fish pond. With complete privacy from the surrounding hamlet it is a lovely place for a family afternoon. The adjacent tennis court is in good condition and is discretely situated yet easily accessible. Surrounding the pool, tennis court and house are the remainder of the grounds mainly laid to lawn with some attractive herbaceous beds as well as mature planting and large open lawns.

The property has two driveways linked via an open sided section of the barn providing excellent formal and informal access. The current owners use the double garage as both a formal car garage and large workshop with storage room.

Location

The hamlet of Stanton St. Bernard is well regarded and has an active community with many events throughout the year. There is also a church, riding stables and the Kennet and Avon canal. Many families enjoy the excellent transport links with Pewsey Station offering high speed trains to central London. The area also boasts the bustling market town of Marlborough with its twice weekly markets and an abundance of shops restaurants and amenities. There is also excellent schooling both nearby as well as the well regarded Marlborough College.

Services – mains water and electricity are connected, private drainage and oil fired central heating.



The Prime and Country House team would be delighted to show you around this property.

The Prime and Country House Department

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Approximate gross internal area. Total = 5,306 sq ft / 493 sq m



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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