

# West Farm Barns

Warminster, BA12 0JF

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## £295,000 Freehold

A delightful and characterful three bedroom barn conversion set in a lovely farmyard setting amongst other individual homes. The property offers pleasing accommodation and has the advantage of an en-suite, parking and single garage. No Chain. (Letting Valuation - £1450/£1500 pcm)



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### DESCRIPTION

A delightful and characterful barn conversion set in a lovely farmyard setting known as 'west Farm' and amongst a range of other converted individual homes. The property offers pleasing accommodation and has the advantage of an en-suite, parking and single garage. Other features include a brick fireplace and fitted appliances. The home has double glazing and oil fired central heating along with Oak beams some built in storage. No Chain. (Letting Valuation - £1 450/£1 500 pcm)

### OUTSIDE

A wood gate gives access to the garden that incorporates paving, gravel and decking area. There are also shrubs, young trees and fencing. At the front is allocated resident parking and a single garage with double wood doors and a rear access door.

### LOCATION

West Farm Knook, is located near the neighbouring village of Heytesbury, a very sought-after Wylde Valley village. The community today is based around the Church of St Peter and St Paul, with its origins in the 12th century, the thriving post office/shop, and pub. There are plentiful shops at Warminster, only three miles away, with a broader range of facilities to be found at Wiltshire's county town, Trowbridge, and the enchanting Cathedral City of Salisbury and shopping hotspot of Bath are both within easy reach. Heytesbury also offers great sporting facilities with a football club in the village and joint cricket club with the nearby Sutton Veny.





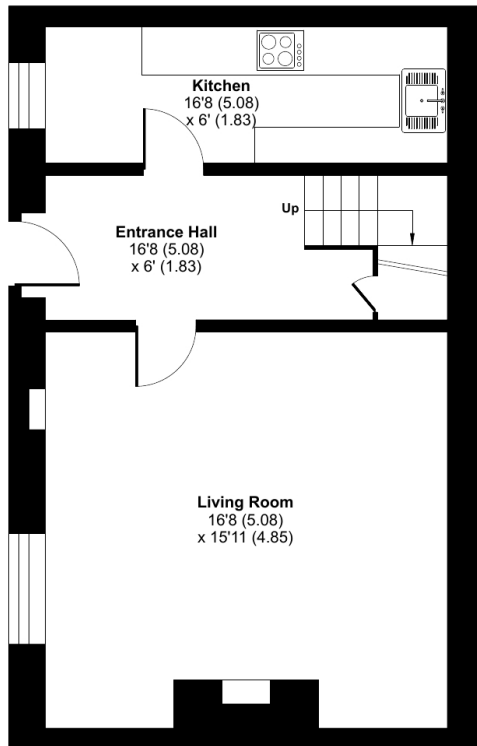




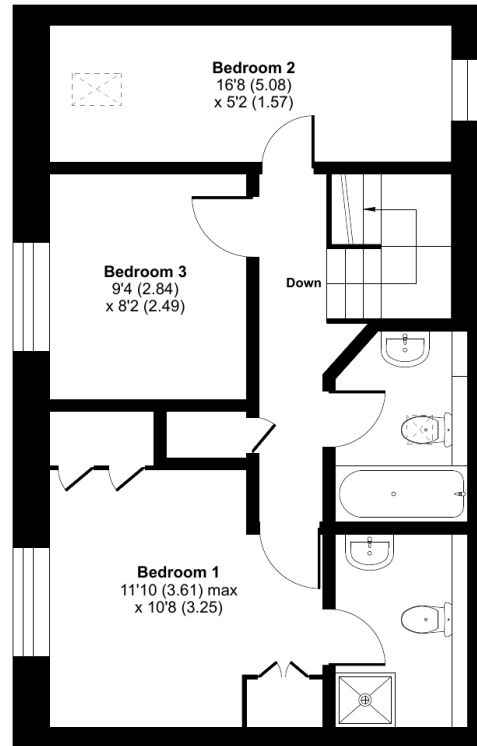
# West Farm Barns, Knook, Warminster, BA12

Approximate Area = 979 sq ft / 90.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1016365

## WARMINSTER OFFICE

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