



Chestnut Barn, 25a Church Street,
Semington, Trowbridge, Wilts, BA14 6JS

Offers in the Region of £625,000 Freehold

COOPER
AND
TANNER



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Chestnut Barn has is an exceptional barn converted in 1990, which was formally the stable block for the historic 17th century 'Old Coach House' in Semington. It has unexpectedly come to the market due to the Owner's moving overseas, so is offered for sale with NO ONWARD CHAIN. It boasts character and charm throughout and has been tastefully updated by its current owners. The barn is tucked away down a quiet lane and is surrounded by open countryside right on its doorstep. It really is a 'Perfect Home/Retreat'. The accommodation is on the ground level throughout offering a large kitchen/dining room with high ceilings and beams with a country feel. The focal point is the feature chimney breast with a Range electric cooker. There is a beautiful, handmade fitted kitchen with plenty of cupboards and work surfaces, in addition there is a centre island. An Orangery with skylights and double-glazed doors provides plenty of light with views to the garden. An inner hall with a double-glazed stable door to the garden. The sitting room is a fantastic room with a feature fireplace. There are views to the different aspects of the gardens from here. Double glazed French doors open out into the courtyard and garden. Leading from the Orangery there is a hallway where you will find a spacious bathroom newly fitted with a large

shower. You will then find bedrooms 1 and 2 both designed with built in cupboard space. The main bedroom has an en- suite bathroom. All the downstairs is a mixture of tiles and Manor Oak LVT flooring. Bedroom 3 is located over the double garage and has a separate WC. This has potential to be used as an annex or an opportunity to be used for a holiday let as it has its own private entrance. **NO ONWARD CHAIN.**

Outside- A double garage with electric charging points and additional driveway parking and gated access to the side. The barn is surrounded by extensive gardens all around it. Offering a courtyard and patio, with a long pergola it has a real Mediterranean feel to it. The vast gardens have several areas, a large lawn area round to the side and front with a summer house/ cabin, there is a gate giving direct access to the field and a gate to the front. The large lawn at the back is full of borders stacked with roses and shrubs and trees. A gate leads into the 'Secret Garden' in here you will find an area of lawn, a garden shed and access to a wooded area which could easily be used as an allotment. From the patio, steps lead up to give access to Bedroom 3 which has its own entrance. The gardens are totally secure, for pets and children with private









Location

Semington is a village and civil parish in Wiltshire, England. The Village is located about 2 miles south of Melksham and about 3 miles northeast of Trowbridge. The parish includes the hamlets of Little Marsh and Littleton.

The Village has two locks on the Kennet and Avon Canal, known as the Semington Locks.

Within the Village there are over 500 houses, a primary school, a village hall, public tennis courts and a park for children. Semington has a pub, The Somerset Arms, an 18th – century building.



Local Information

Local Council: Wiltshire Council

Council Tax Band: E

Heating: Electric Heating

Services: Main water and drainage

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links – From Trowbridge to:

- London (Paddington / Waterloo)
- Salisbury
- Westbury, Trowbridge, Bath, Bristol



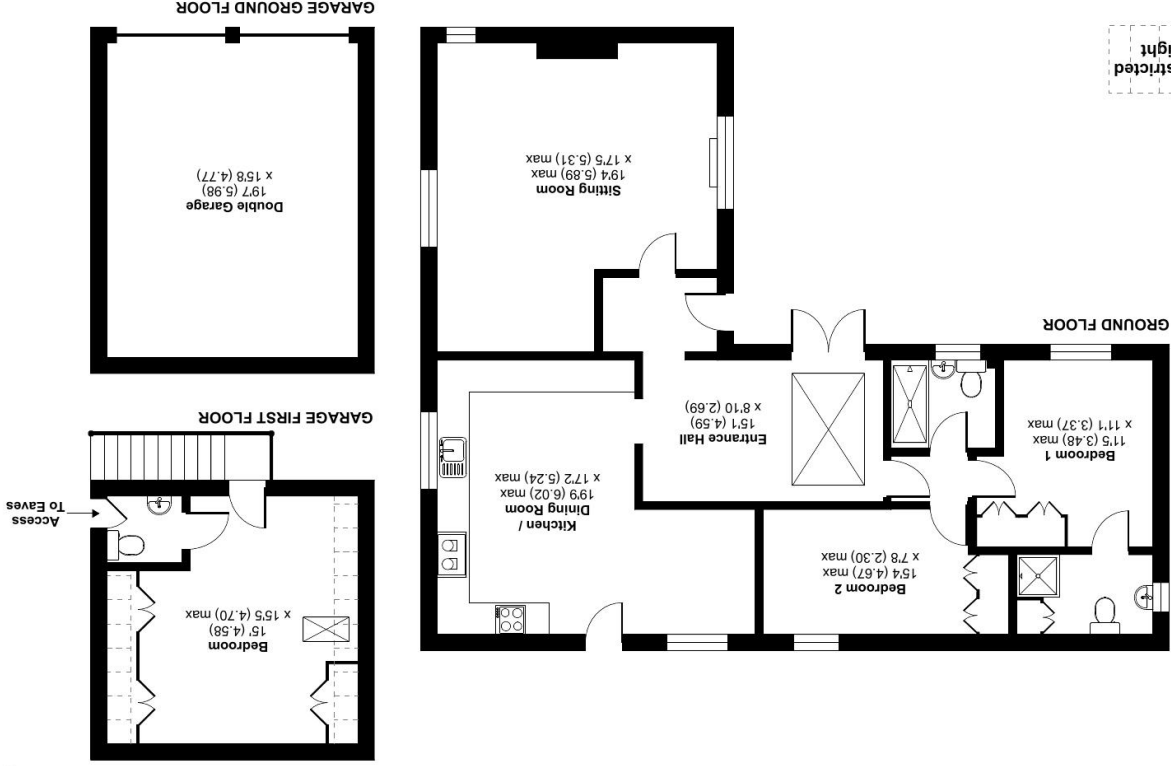
Nearest Schools

- Trowbridge

Church Street, Semington, Trowbridge, BA14

Approximate Area = 1113 sq ft / 103.4 sq m
Garage = 550 sq ft / 51 sq m
Total = 1663 sq ft / 154.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Cooper and Tanner. REF: 1362747

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