



Sunnycroft Barn, Cowleaze Lane,
Edington, Westbury, Wiltshire, BA13 4PB

Guide Price £1,450,000 Freehold

COOPER
AND
TANNER



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Description (3063 Sq. Ft) -Echo Barn

Cooper and Tanner are delighted to offer this substantial and outstanding Echo barn conversion that is sat in approx. **6 acres** of grounds. This wonderful home is in an enviable position in the village of Edington and enjoys far reaching views towards the hills and beyond. The property is set in beautifully landscaped grounds that incorporate formal garden areas, gravel driveway parking and orchards with mowed walkways giving access to the vast variety of fruit trees. Outbuildings include three Workshops, former Piggery, two substantial Barns and an office block. The home is dressed in Siberian Larch, with black insulated steel roof. As you enter via double doors you are greeted with a Cathedral galleried entrance hall with a handmade bespoke Oak staircase. The highly appointed kitchen offers a wide range of bespoke blue panelled floor to ceiling wall and base units incorporating appliances, oven and a concealed walk-in illuminated larder. A utility room has a range of base units, plumbing and access to the substantial garage / workshop. The lounge and dining room have a feature central shared wood burner along with large patio doors giving access to outside and the outstanding far reaching countryside views. The ground floor also has a study/ bedroom four, bedroom three with dressing area and en-suite shower room. On the first floor a landing gives access to the two principle double bedrooms both having en-suites along with patio doors to the enclosed balcony's with far reaching views, Astro turf and glass balustrade. The master room has the benefit of a dressing room with fitted storage. There is also a further storage room.

Outside - Total ground approx. 6 Acres. A large gravel driveway provides parking and turning with hedging and post rail fencing. The formal garden is laid mainly to lawn and incorporates a gravel patio and an abundance of tress including Walnut, Mulberry, Fig, Filbert and Hazel nut along with two Sweet Chestnuts. The middle section of the main Cider Orchard has a range of trees including 7 Kingston Black, 3 Dunkerton, 3 Shropshire Reds, 4 Crab Apple. The top section of the Orchard has 3 Cooper beech, Oaks, Hazel nut, Horse Chestnut (Conker) and Acers. Throughout the main field and wood, a selection of Native tress including 3 Hornbeam, 3 Lilac, 2 Lime, Birch, Oak, Rowen, Mable and Beach. The fruit orchard has an amazing range including Stella Cherry, Mirabelle Plum trees including Stella, Victoria, Cezar, Hirobell. Apple trees include 2 Medlar, 2 Russett, 2 Braeburn, 4 eating, 2 Quince, 1 Apricot and 2 Conference Pear.

Garage - (1542 sq ft) There is a substantial garage / workshop 59'7 x 25'9. Light power and x2 access doors. Air source heat pump boiler, water recycling unit, electric meters and solar power feed-back unit.

Barns / Outbuildings - (8174 sq ft) An amazing range of outbuildings offer a superb development opportunity for additional accommodation or Airbnb and offering many opportunities (subject to any required planning permissions) 2 Barns - 3 Workshops - 2 offices - Former Piggery with 10 original Pig pens.

Echo Barn details - Air source heat pump / solar panels. The water recycling, services all the toilets and washing machine, saving vast amounts of money. Private drainage, and a high level of insulation.









Location

Edington is a picturesque Wiltshire Village located on the outskirts of Westbury, surrounded by glorious open countryside. The village is well placed and offers good access to Trowbridge, Bradford on Avon, Devizes and the M4. There is the popular Three Daggers Inn which has the added benefit of a farm shop, with further amenities easily accessible in the nearby towns. The neighbouring village of Bratton has a good Primary School, doctors' surgery, Post office, pub and village shop. Railway links are provided by Westbury railway station with a direct line to London Paddington, Bath and Bristol.

Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town.

Bristol Airport which is 30 miles (48 km) west. Bath and Salisbury are about 20 miles away. The A303 is about 10 miles to the south.



Local Information

Local Council: Wiltshire Council

Council Tax Band: G

Heating: Air source heating / Solar panels

Services: Private drainage/ Water recycling plant (services toilets, washing machines)

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



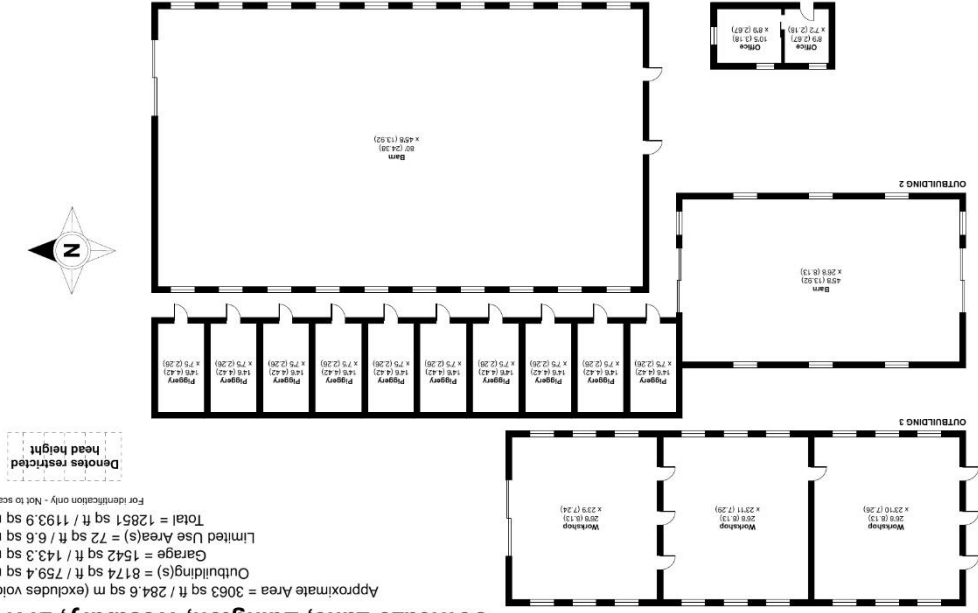
Train Links

- Westbury
- Warminster



Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA



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