

Swallow Barn,

5 Old Dilton, Westbury, BA13 3RA

COOPER
AND
TANNER



OIRO £565,000 Freehold

Swallow Barn is a beautifully converted three-bedroom, semi-detached bungalow nestled in the picturesque hamlet of Old Dilton, just outside the historic market town of Westbury. Combining rustic charm with modern comforts, this property offers a perfect blend of country living and contemporary style. Swallow Barn is an exceptional home ready for you to move in and enjoy. Don't miss the chance to make this beautiful home your own!

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DESCRIPTION

Swallow Barn is a characterful conversion, retaining many original features, including exposed beams, vaulted ceilings, and brickwork, while thoughtfully updated with modern amenities.

You enter the home directly into the spacious living areas, an open-plan lounge and dining areas create a light-filled, welcoming space, perfect for entertaining or relaxing in front of a cozy wood-burning stove. Two sets of French windows open onto the enclosed garden. At the far end of the room you access the master bedroom, currently set up as an extra reception room, with plenty of light, wood flooring and built-in cabinetry.

From the other end of the living room you lead into a small hallway, off which there is a family bathroom, airing cupboard and additional W.C. Beyond is the stylish kitchen, a beautifully designed space with high-end appliances, a stylish periwinkle blue Stoves range, ample storage, and a breakfast bar - ideal for both casual family meals and dinner parties. Just off the kitchen is a handy utility room, with attractive tiling and stable door, opening out onto the covered terrace.

There are two further bedrooms: one larger double, generously sized, also with excellent built-in storage and charming exposed beam. The other is a smaller single, or

perfect home office, with a door leading out onto the garden.

OUTSIDE

The property boasts a well-maintained, fully enclosed garden, providing a private outdoor space perfect for al fresco dining, gardening, or simply enjoying the serene rural surroundings. The fencing ensures safety for children and pets. There is a separate, private car parking area, which comfortably holds 6 cars. The top of the adjacent lane leads straight out onto Salisbury Plain, offering endless country walks and a sought-after destination for star-gazing.

ADDITIONAL INFORMATION

Oil fired and electric heating.

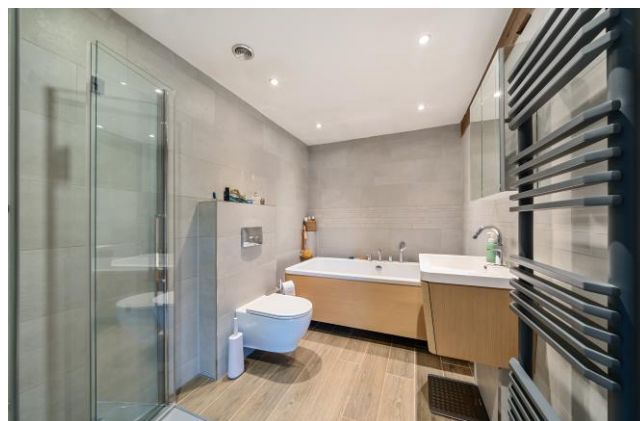
Mains electricity and water connected.

No gas. Shared private drainage (treatment plant with soakaway).

This property is subject to a shared maintenance fee of £540 per annum, which covers the sanitation.

LOCATION

Situated in a tranquil setting, yet just a short drive to Westbury, with its array of amenities, schools, and excellent transport links, including a direct train line to London.

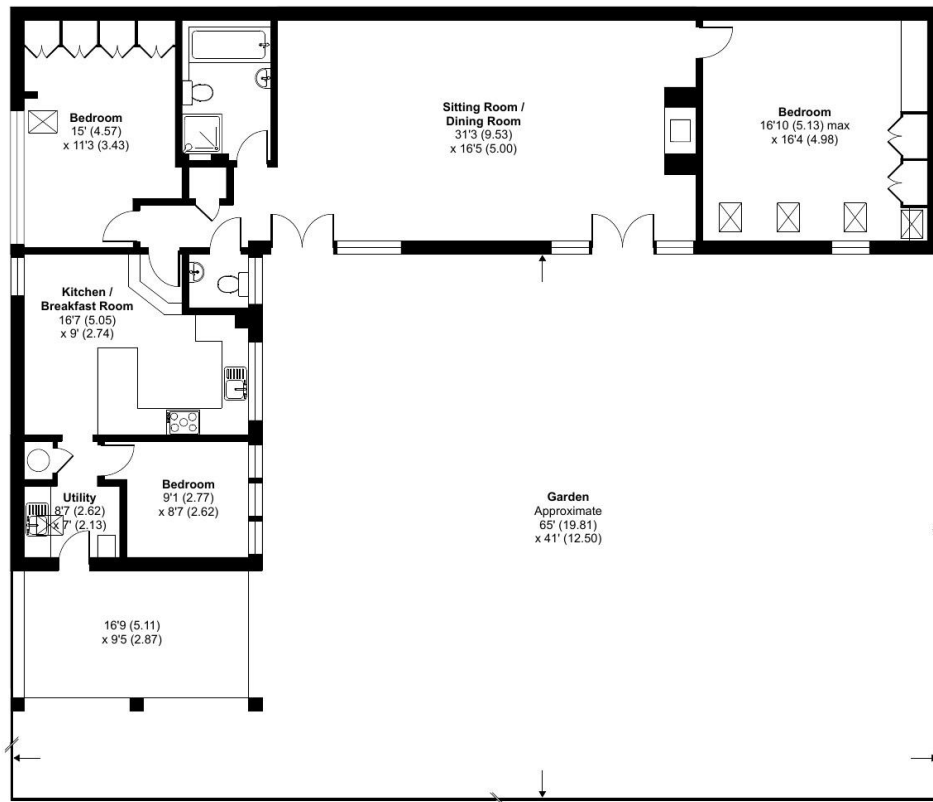




Old Dilton, Westbury, BA13

Approximate Area = 1513 sq ft / 140.5 sq m (excludes carport)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1192745



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