

West Farm Barns

Knook, BA12 0JF

COOPER
AND
TANNER



£395,000 Freehold

A delightful and characterful extended barn conversion in the lovely farmyard setting of West Farm Barns, amongst a range of other converted individual homes. The property offers pleasing and immaculately presented accommodation, and has the advantage of an en-suite bathroom, courtyard parking and single garage. Other features include a wood burner stove, oak beams and doors throughout, and fitted appliances. The property has double glazing, oil fired central heating and built in storage. No Chain.

West Farm Barns

Knook

BA12 0JF

 3  2  2 EPC C

£395,000 Freehold

GARAGE

Single garage with up and over door, power and light with rear pedestrian access door from the courtyard.

DESCRIPTION

A delightful and characterful extended barn conversion in the lovely farmyard setting of West Farm Barns, amongst a range of other converted individual homes. The property offers pleasing and immaculately presented accommodation, and has the advantage of an en-suite bathroom, courtyard parking and single garage. Other features include a wood burner stove, oak beams and doors throughout, and fitted appliances. The property has double glazing, oil fired central heating and built in storage. No Chain.

ACCOMMODATION

Main entrance hall with natural slate flooring, staircase with storage under and oil boiler, beams, Sitting room with feature wood burner stove, fitted shelving and storage, kitchen -diner with a range of wood fitted wall and base units, worktops, integrated appliances, slate flooring and space for table and chairs, oak beams. On the first floor a landing has oak doors that give access to the three bedrooms with fitted storage and the master en-suite shower room and family bathroom.

PARKING

Allocated resident parking to the front

HEATING / SEWAGE

Oil fired central heating and Septic tank treatment for residents.

LOCATION

The village of Knook, and West Farm Barns is located 0.5 miles from the neighboring 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. Bath and Salisbury can both be reached by direct trains from Warminster train station, with onward connections to London and Bristol as needed.

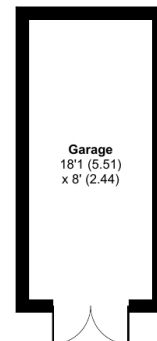
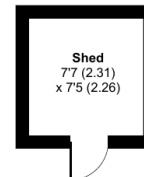
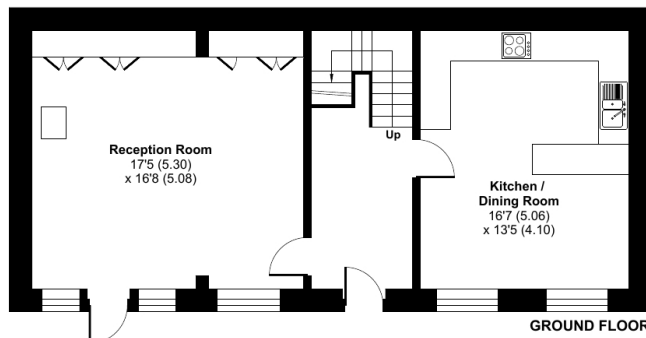
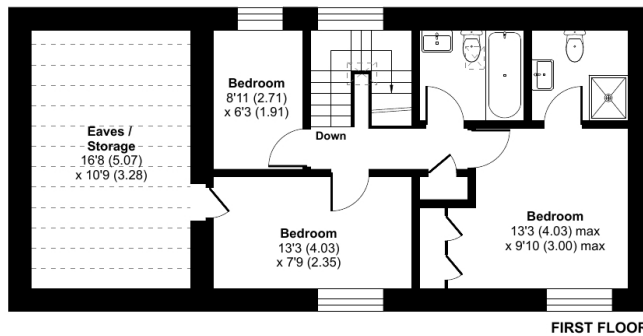






West Farm Barns, Knook, Warminster, BA12

Approximate Area = 1091 sq ft / 101.3 sq m
Limited Use Area(s) = 195 sq ft / 18.1 sq m
Garage = 145 sq ft / 13.4 sq m
Shed = 56 sq ft / 5.2 sq m
Total = 1487 sq ft / 138 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1288383

WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

warminster@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

