



8 The Old Barnyard, Rushall, Pewsey, Wiltshire

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## 8 The Old Barnyard, Rushall, Pewsey Wiltshire SN9 6BF

An attractive family house in a popular village in the Pewsey Vale with lovely garden and far reaching views

Upavon 1.5 miles, Pewsey 3 miles (London Paddington from 59 mins), Marlborough 10 miles, Devizes 9 miles, Salisbury 18 miles, A303 9 miles

Sitting room | Kitchen/dining room | Utility room  
Cloakroom | Principal bedroom with en suite  
shower room | 3 Further bedrooms | Family  
bathroom

Garden | Parking | EPC rating C

### The property

8 The Old Barnyard is an attractive four bedroom family house situated in the middle of the village and close to all local amenities. The Old Barnyard has been created on the site of a former farmyard and now forms a collection of attractive properties. 8 The Old Barnyard is beautifully presented throughout, with stylish and modern accommodation and plenty of natural light from the many windows and French doors. There is a fabulous kitchen/dining room with a range of smart, contemporary units, a central island with a range-style cooker and breakfast bar, and space for a large dining table. Adjoining the kitchen is a useful utility room/ boot room with a back door to the garden. The kitchen also benefits from two sets of double doors that open onto the terrace and enjoy wonderful views. The spacious 21ft sitting room has a modern log burning fire and also has doors out to the garden. Upstairs there are four good-sized bedrooms, including the principal bedroom with en suite shower room, and there is also a family bathroom with a bath and

separate shower. There are fantastic views of the surrounding countryside from the upstairs rooms.

### Outside

The property is approached from the village road across a brick-paved driveway and there is a private parking area at the front of the property for 2/3 vehicles. The garden lies at the rear of the house and borders the surrounding farmland. A wide terrace runs along the length of the property and is ideal for outside entertaining and enjoying the distant views. There is a useful garden shed and a pretty summerhouse at the bottom of the garden. The garden can also be accessed by a gate to the side of the house.

### Location

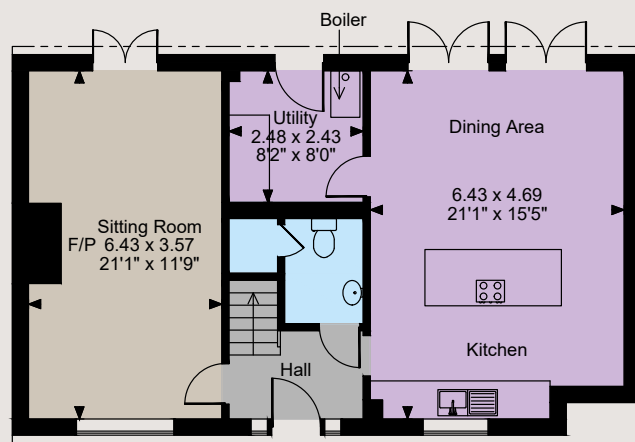
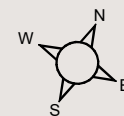
The Old Barnyard is situated in the peaceful village of Rushall, surrounded by beautiful countryside on the edge of the North Wessex Downs are of Outstanding Natural Beauty providing access to wonderful walking, riding and cycling opportunities. There are excellent local amenities, and a strong community in the village itself, with a primary school, village hall, church and cricket club. There is a very good village shop in Upavon, just over a mile away, and Pewsey provides a wider range of facilities, including a direct train service into London Paddington, a range of shops and a large Co-Op store, a doctors' surgery, chemist, post office and tennis club. In addition, Devizes and Salisbury offer a further range of excellent amenities. There is also a well-stocked farm shop nearby, and a number of popular pubs and cafes in the surrounding area. The attractive market towns of Bath, Newbury and Oxford are nearby, and London and the west country are both easily accessible via the A303 at Amesbury, or the M4 (J15) at Swindon. There is an excellent choice of schools in the area, including Rushall primary school in the village, St Francis Pewsey, Pinewood, Dauntsey's, St John's Marlborough, Marlborough College and St Mary's Calne.



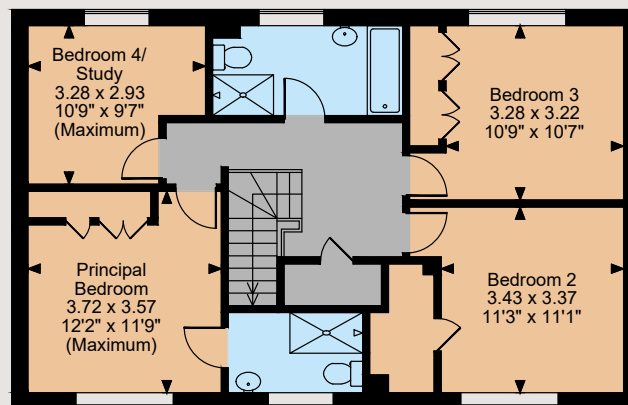




Floorplans  
House internal 1,544 sq ft (143 sq m)  
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

From Pewsey, follow the A345 towards Salisbury for approximately 3 miles and at the mini-roundabout at North Newnton continue straight across signposted to Rushall. Follow this road into Rushall and continue round the sharp left hand bend, and the entrance to The Old Barnyard will be found after approximately 500 yards on the right hand side.

**Local Authority:** Wiltshire Council

Tel: 0300 456 0100

**Services:** Mains electricity, water and drainage

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £535,000

**Mobile and Broadband checker:**

Information can be found here <https://checker.ofcom.org.uk/en-gb/>

## Newbury

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