



BATH AND RURAL
— ESTATE AGENTS —

Rectory Barn
Whaddon | Wiltshire | BA14 6NR

Rectory Barn

Sold with no onward chain and tucked away within the historic hamlet of Whaddon near Hilperton, Rectory Barn is a beautifully converted former pig barn believed to date back around 300 years.

- Sympathetically converted stone barn
- Three bedrooms
- Two reception rooms
- Two bathrooms
- Self contained, detached one bedroom annexe
- Rural location

Thoughtfully transformed by the owners in 1993, the property combines characterful original features - including exposed stone walls, cobbled detailing and impressive oak beams - with comfortable modern living. A detached self-contained annexe, created from the former double garage in 2003, provides excellent additional accommodation and flexibility for guests, extended family or home working.

The two-storey main barn comprises an entrance hall, kitchen, dining and reception room on the ground floor, with three bedrooms, a bathroom and a shower room upstairs. 'We relished the challenge of converting this glorious old run-down barn into a new home and the beauty of the rural setting,' explain the owners. Set beside the Grade II listed 12th-century church and neighbouring the former Old Rectory, once home to Jane Austen's uncle, the setting is steeped in local history.

The house floods with natural light throughout the day and is well connected to the outside space. 'It's incredibly peaceful here - you wake to birdsong, see deer and hares in the garden and end the day with wonderful sunsets,' say the owners.









Outdoor entertaining has been a particular highlight, with patios to the east, south and west creating sunny spaces to relax throughout the day, while the wisteria-covered pergola brings 'a lovely French feel in the summer months.' Inside, the home is equally inviting year-round. 'The house stays beautifully cool during hot weather but feels incredibly cosy in winter,' the owners add.

The surrounding countryside offers excellent walking, cycling and riding routes, with the nearby River Avon and Kennet & Avon Canal adding to the appeal. Despite its idyllic rural setting, the property remains conveniently placed for nearby amenities in Hilperton and Trowbridge, including local shops, pubs, community facilities and transport links. 'Although only a small community, it's such a friendly and welcoming place to live,' the owners reflect.

'It has always felt like such a special setting, with the church and the history of Whaddon right on the doorstep.'

'The annexe has been fantastic for entertaining in the summer, especially with the doors open onto the patio.'

'One of our favourite rooms is the west-facing gable bedroom - the views of the night sky from there are beautiful.'

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains Electricity and Water

Heating: Oil

Sewerage: Private drainage



These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Trowbridge, Wiltshire, BA14

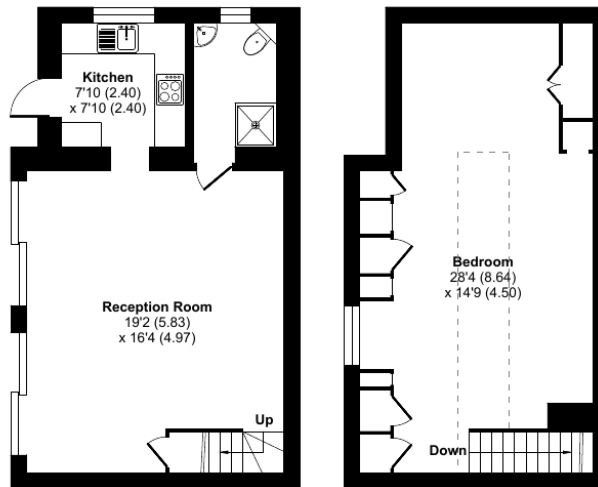
Approximate Area = 1516 sq ft / 140.8 sq m

Limited Use Area(s) = 338 sq ft / 31.4 sq m

Annexes = 497 sq ft / 46.1 sq m

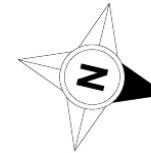
Total = 2351 sq ft / 218.3 sq m

For identification only - Not to scale

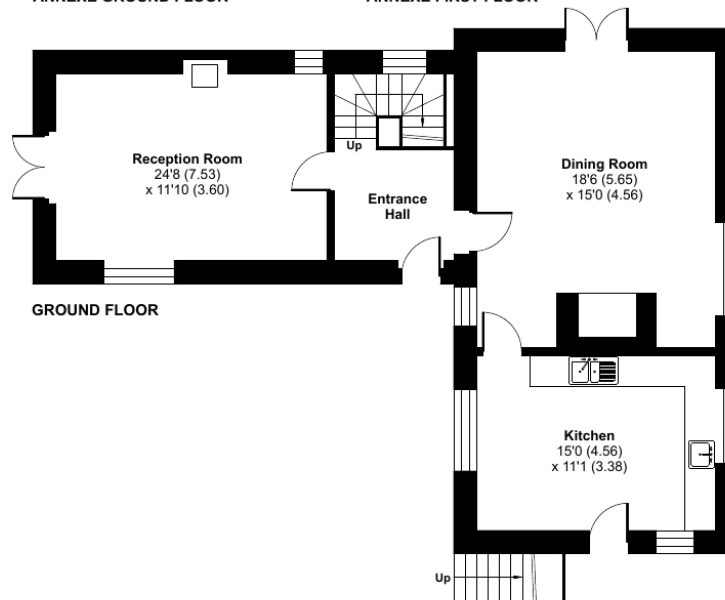


ANNEXE GROUND FLOOR

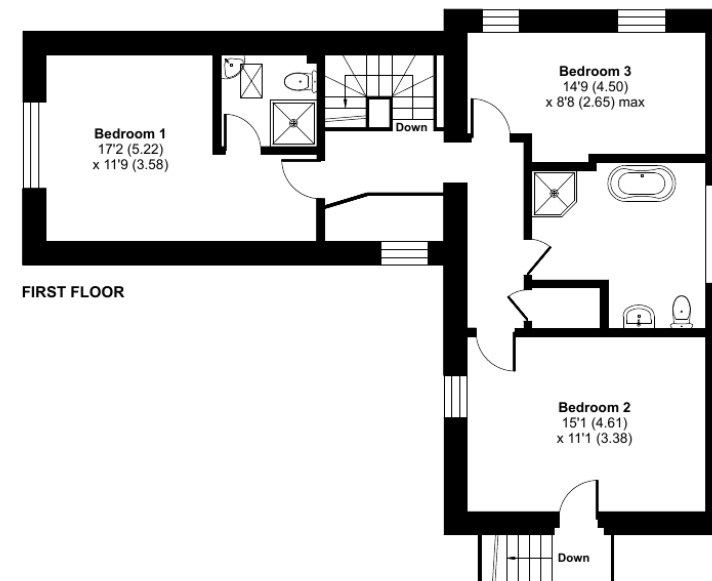
ANNEXE FIRST FLOOR



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country Homes of Bath Ltd.. REF: 1453729

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BATH and RURAL Estate Agents

Tel: 01225 320032
36 Gay Street, Bath BA1 2NT

office@bathandrural.com
bathandrural.com



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