

THE BARN, OVERMOOR FARM, NESTON, CORSHAM, SN13 9TZ

£4,000 per month*

Carter Jonas

An immaculate and stylish Barn Conversion in the pretty and popular village of Neston, 9 miles to the east of Bath.

GARDENER INCLUDED IN RENT - A striking Grade II listed barn conversion offering beautifully appointed accommodation of considerable character, combining impressive vaulted living spaces with contemporary finishes, set within attractive gardens and enjoying a peaceful rural position on the edge of the highly regarded village of Neston.

Converted to an exceptional standard, this remarkable detached barn showcases the very best of period architecture and modern living. Exposed stone elevations, magnificent oak beams and vaulted ceilings combine effortlessly with sleek contemporary detailing to create a home of considerable style and individuality.

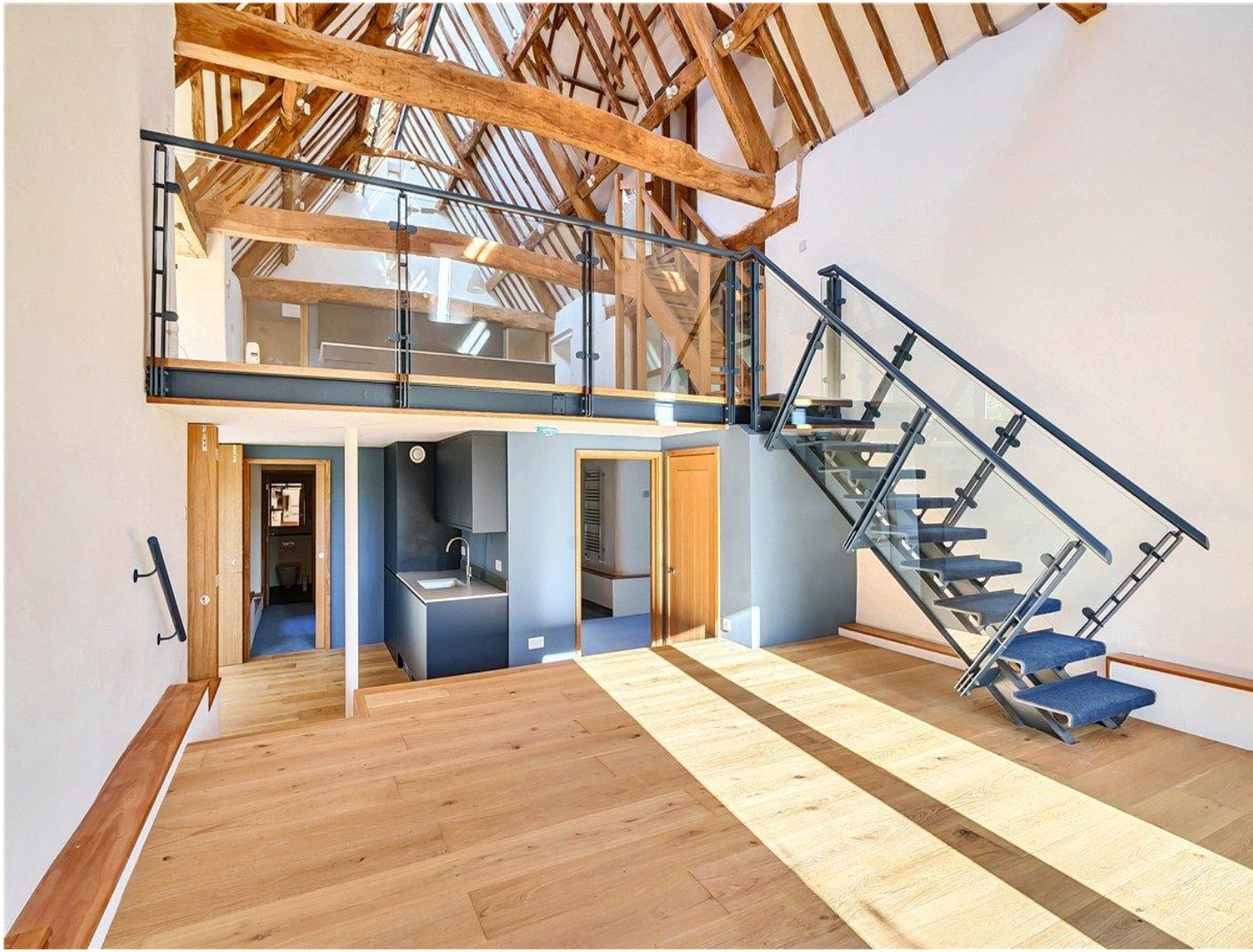
The property is approached via a generous gravelled driveway providing ample parking and leading to attractive gardens. The impressive entrance hall immediately sets the tone, with its dramatic proportions and sense of space. From here, the accommodation flows to two ground floor double bedrooms, one of which benefits from an en suite shower room and wardrobes, together with a family bathroom, utility room with space for washing machine and tumble dryer, and a versatile studio room which could equally serve as a home office, guest bedroom or creative workspace.

A staircase rises to the principal living accommodation where the full impact of the conversion can be appreciated. The stunning open-plan kitchen, dining and reception room features soaring vaulted ceilings, exposed timber trusses and an abundance of natural light. The bespoke kitchen is arranged around a substantial central island and benefits from excellent storage, complemented by a useful walk-in pantry which has plenty of room to house a large fridge/freezer. The kitchen has appliances of double oven, induction hob and extractor fan . The dramatic mezzanine-style landing overlooks the impressive entrance hallway area, creating a wonderful sense of openness throughout.

There is a further bedroom on the second floor which provides a peaceful retreat, enjoying privacy away from the main accommodation.

Outside, the property sits within beautiful grounds. A useful detached store/outbuilding complements the external accommodation, whilst the extensive gravelled courtyard offers plentiful parking.

The driveway parking area of the house is approached via a shared driveway with the immediate neighbour. Neston is one of North Wiltshire's most sought-after villages, ideally positioned between Corsham and Chippenham and within easy reach of Bath. The



village offers a thriving community, well-regarded primary school and excellent communications via the M4 motorway and mainline rail services from Chippenham to London Paddington.

A rare opportunity to occupy a beautifully executed barn conversion of real architectural merit, offering versatile accommodation and an enviable lifestyle setting in one of Wiltshire's most desirable villages.

The heating is via Bio mass. Pallets boiler which is on a sub meter from the Landlord (neighbour). There is a shared sceptic tank.

EPC Rating E. Council Tax Band (waiting to be assessed, but most probably Band G or H)

Mains electric, metered mains water.

Parking: for numerous vehicles on the driveway approached over shared driveway with the neighbour.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £4,000 per calendar month :Holding deposit of 1 week's rent £923.07 Security deposit of 5 weeks rent £4,615.38

ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	- Council Tax Band (to be assessed)
Directions	



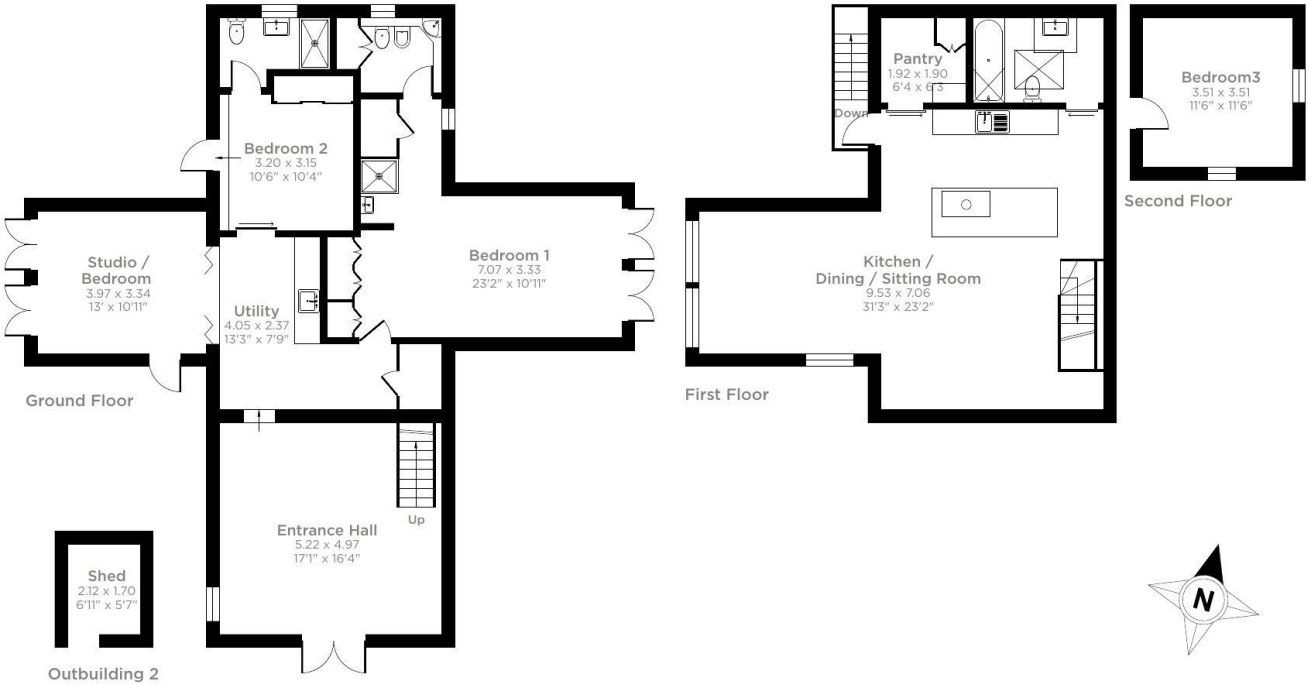




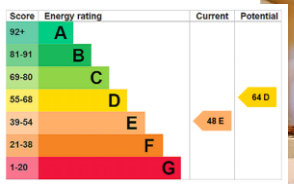


Overmoor Farm, Neston, Corsham, SN13 9TZ

Approximate Area = 1920 sq ft / 178.3 sq m
Outbuilding = 39 sq ft / 3.6 sq m
Total = 1959 sq ft / 181.9 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). ©nichecom 2026. Produced for Carter Jonas. REF: 1547270









T: 01225 747250
5-6 Wood Street, Bath, BA1 2JQ
E: bath.enquiries@carterjonas.co.uk

OnTheMarket

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. ***Administration fees may apply depending on tenancy type. Please contact your local branch for this information.**