



Northern Farm Barn

HANNAH GUINNESS is impressed by a sensitively executed period renovation

Of the many period barn conversions to be found in the English countryside, Northern Farm Barn is an exceptional example of its oeuvre. Immaculately decorated and impeccably situated, it boasts a lovely double-height living space that's almost cathedral-like in the symmetry and elegance of its design – this is one barn where the farm animals are most definitely not allowed. Located in the prettily rural village of Over Wallop, it's part of a small and exclusive group of former farm buildings developed by locally-based firm Renshaw UK. The core of the building is a detached Grade II listed nine bay

(Main pic) Check out the wonderful double-height ceiling in the living area

(Right, top to bottom) There's generous parking to be found at the front of the house; we like the wealth of exposed beams in this property; a cosily welcoming entrance

traditional barn dating back to the 18th century, and thankfully the renovation has preserved the building's period soul (original timber beams can be glimpsed throughout the house, for example) while adding a little bit of contemporary polish. Cool, neutral hues dominate here, and combined with the visible timber skeleton of the building create a wonderful sense of simplicity to the house that still manages to feel welcoming and cosy. The barn is also full of modern touches such as comprehensive insulation and underfloor heating on the ground floor – details we're always happy to note in a country where winters often linger long past their sell-by date.

The entrance of the house takes you ➔

Property showcase



straight into the open-plan living space that is dominated by a striking double-height oak framed vaulted ceiling and is divided into distinct spaces.

This includes a sitting area with oak flooring and a double-sided fireplace with natty log recesses, and a dining area with ceramic floors. Finally, there's a sleek fitted kitchen that has quartz-topped work surfaces and a host of integrated appliances including ovens, a microwave, warm drawer, fridges, a freezer and dishwasher.

Unusually the sleeping space here is spread out over both floors of the house: next to the kitchen you'll find en-suite bedroom and bathroom, and on the opposite side of the house discover a drawing room, bedroom, shower room and another bathroom.

Going upstairs to the first floor will take you to four more bedrooms, a bathroom and a family room that, as a mezzanine level space, looks out onto the living space

below through glazed balustrading – games of hide and seek would be decidedly unsuccessful here.

This property also comes with its own outbuilding – Hayloft Barn – a detached two-storey building that currently has consent to be used as an office space but, subject to the necessary permissions, would make for wonderful guest accommodation or as a holiday rental.

The grounds of Northern Farm Barn abound in space, with plenty of parking to be found in the large gravelled drive at the front of the house and a two-bay oak framed car barn. An expansive sweep of lawn presents a tempting blank canvas for any green-fingered prospective owner.

Thoughtfully and sensitively renovated, this property benefits from a carefully planned sense of space and light, ample bedrooms, big reception rooms and superb amenities. In a bucolically pretty location. What more could you want? **SL**

(This page, clockwise from top left): Reception rooms are big in this property; a landscape gardener's blank canvas; beautifully outfitted bathrooms; we love the slick modernity of the kitchen

Northern Farm Barn

Station Road, Over Wallop
Guide price: £1.495 million

- 6** Bedrooms
- 3** Reception rooms (including a very large open-plan living space)
- 5** Bathrooms

A beautifully renovated period barn situated in an attractive rural setting

Rural View
Unit 5a Manor Farm, Chilmark
Tel: 01722 716895; ruralview.co.uk