



Spacious family house with self-contained cottage

Castle Combe, Wiltshire

Freehold





Entrance Hall•Cloakroom•Living Room•Dining Room•Study•Kitchen/Breakfast Room•Utility•Studio•4 bedrooms•Shower Room•2 Bathrooms•2 Bedroom Self-Contained Annexe•Wood Store•Landscaped Gardens

Description

Paddock Barn is a spacious detached property with an independent 2 bedroom annexe (approx. 846 sq ft) situated in a sought after location on the edge of the popular village of Castle Combe.

The property offers well presented and versatile accommodation throughout arranged over two floors. It benefits from having a detached, self-contained two bedroom annexe/holiday cottage and paddocks which could be suitable for equestrian interests. The original barn is believed to date back to 1691 and has been extended and converted in the 1970's to create a wonderful family home which offers a wealth of characterful features.

The accommodation to the main house includes an entrance porch, welcoming entrance hallway, kitchen/breakfast room, utility room, large sitting room with wood burner, dining room, study, large self-contained office (formerly the double garage) and cloakroom. To the first floor are four good sized bedrooms and two bathrooms.

The detached annexe offers an entrance hallway, sitting room with wood burner, kitchenette, two bedrooms, shower room and separate cloakroom.

Outside

The property has a gated access leading to a sweeping gravel driveway providing ample parking for a number of vehicles. There is access to a garage/outbuilding with double opening doors. There is also access off the courtyard to the annexe. To the rear are landscaped gardens, with a patio terrace complete with water feature and access to the paddocks.

The rear gardens and paddocks are private and enclosed and are ideal for a growing family or those with an equine interest.



Situation

The Gibb is a small hamlet situated in a semi-rural location with a public house on the edge of the nearby village of Castle Combe which is renowned for its use for many film locations and often described as The Prettiest Village in England.

The village itself boasts a popular motor racing circuit, The Manor House Hotel, picturesque golf course and two delightful village pubs. Central to the enchanting village is a 14th Century Market Cross, Medieval Church and river flowing through the village. Nearby is the village of Yatton Keynell with a primary school, Doctors surgery and public house.

The World Heritage City of Bath is approx. 10 miles distant and the market town of Chippenham is approximately 6 miles distant, both with mainline rail stations and a more comprehensive range of amenities. The M4 motorway at junctions 17 and 18 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

Directions

Leave Chippenham on the A420 towards Bath and Bristol. After approximately two miles turn right signposted Castle Combe and Yatton Keynell. Follow this road through the villages of Yatton Keynell and Castle Combe passing the entrance to The Manor House Golf Club. Continue along this road entering The Gibb. At the cross roads with The Salutation Inn public house turn right signposted Grittleton. The property can be found immediately on the right hand side just past the public house.

Tenure

Freehold.

Services

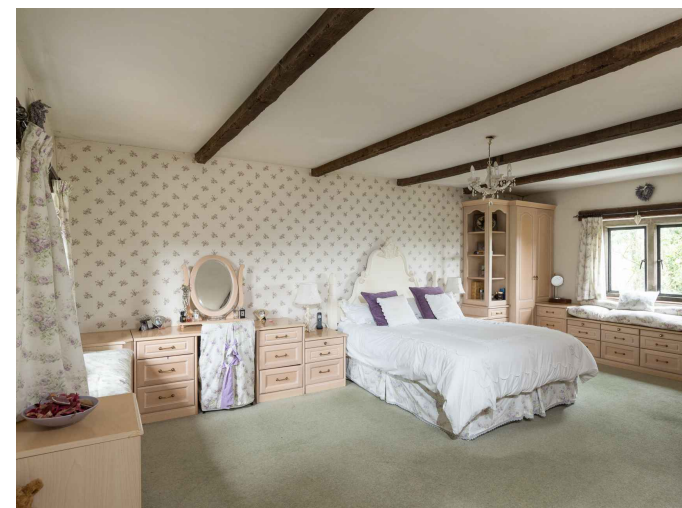
Mains water and electricity. Oiled fired heating. Private drainage.

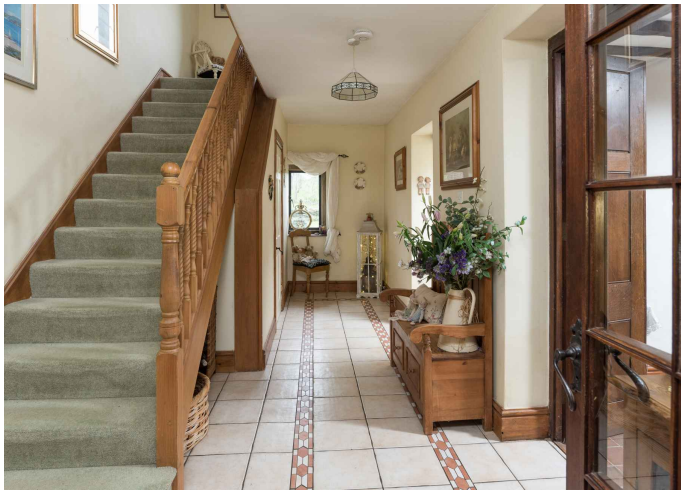
Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





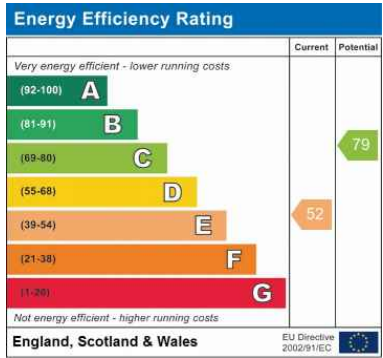
Paddock Barn, The Gibb, Castle Combe, Chippenham SN14 7LH
Main House 274 sq m/2,952 sq ft
Barn 30 sq m/322 sq ft
Outbuilding 79 sq m/846 sq ft
Total Area 383 sq m/4,120 sq ft



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