



Pippin Cottage 5 Pye Corner  
Atworth



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Atworth  
SN12 8HA

A truly delightful period cottage and a real hidden gem available to the market for the first time in 50 years.

- Detached Period Home • Grounds of c.1 Acre •
- Rural Location • Beautiful Gardens • Four Double Bedrooms • Three Reception Rooms • Double Cedar Garage • Views Across Open Fields •

Guide Price £800,000



## Description

A Truly Delightful Period Cottage and a real hidden gem available to the market for the first time in 50 years. Located at the end of a private track the property reveals itself at end of this track through a 5 bar gate and in between the established trees. The property itself which is believed to date originally from the late 1700 - early 1800's has been extended by the current owners to create a sizeable family home. The ground floor accommodation has an entrance hallway, 3 receptions, cloakroom and kitchen breakfast room whilst the first floor has 4 bedrooms, the master with en suit facilities and a bathroom. The cottage is warmed by mains gas central heating, is partially double glazed and retains many charming period features. It sits in a plot of around an acre of pretty managed gardens with a double detached garage, a swimming pool and country views.

## Situation

Atworth is approximately three miles South of Corsham. The village offers a number of good amenities including a public house, parish church, infant and primary school and a garage/shop. There are further shops and facilities in the nearby village of Box whilst the Georgian City of Bath and towns of Bradford on Avon, Melksham and Corsham provide a more comprehensive range of shopping facilities, schools and services.

## Directions

From our Corsham office bear right onto Pickwick Road and continue up to the A4. At the roundabout bear left, over the next roundabout and bear first left onto the Bradford Road. Follow this road for approximately three miles until you reach the traffic lights at Five Ways. Bear left and follow through the village of Atworth and out the other side. The drive to Pippin Cottage is the second turning on your right hand side just before Lowden Garden Centre.

## Services & Council Tax

Council tax band - G

Mains gas, electricity, water and private drainage.



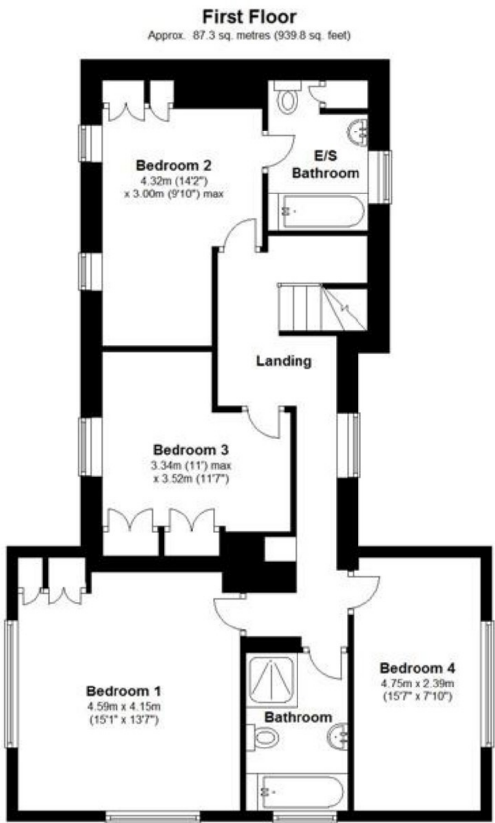
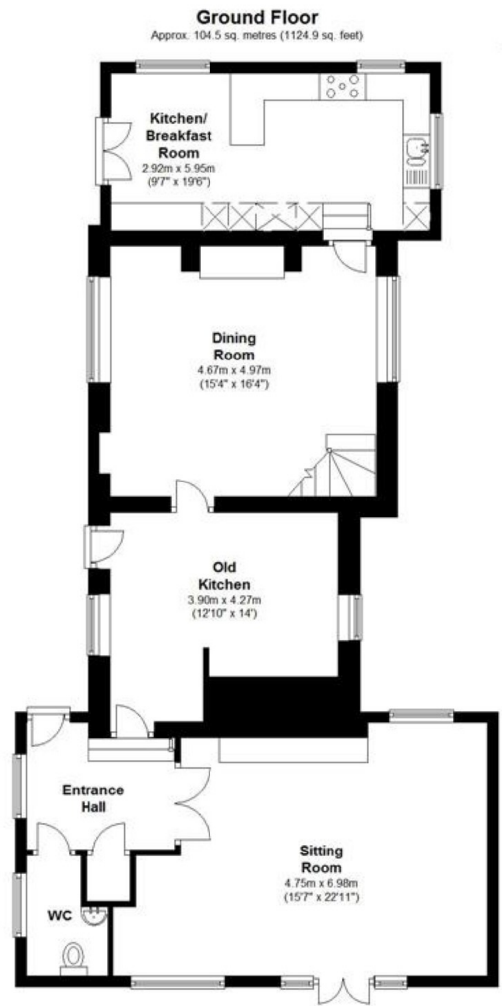
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Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	<b>91</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>57</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>46</b>	
EU Directive 2002/91/EC	



Total area: approx. 191.8 sq. metres (2064.7 sq. feet)

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