

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury  
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



## Malthouse Barn Castle Combe

Price Guide £850,000

On the edge of one of the most sought-after villages in England, a Grade II Listed barn conversion with 4 bedrooms, 2 bath/shower rooms - one en suite, hall, cloakroom, 2 reception rooms, kitchen and utility room, ample parking, garage and large wrap around gardens.

There is additionally, within the grounds, a separate cottage which comprises a sitting room, kitchen, bedroom and shower room. In total (barn and cottage) 2436 sq ft.



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# Malthouse Barn Castle Combe

## The Property

Converted some 25 years ago, this Grade II Listed Cotswold stone barn, together with a detached cottage, sits in an elevated position adjoining woodland, in a secluded location just off the centre of the village. Malthouse Barn is approached over a shared drive which leads to an adjoining garage, with an extensive parking area beyond, adjacent to the cottage. Both the barn and cottage retain original features which include exposed original beams and trusses, arrow slit windows and latch doors. There are wood burning stoves in both reception rooms, a number of vaulted ceilings and limestone flooring. The cottage provides ideal guest/teenager accommodation or would be very suitable for those wishing to work from home. There is however a restriction preventing sub-letting of the cottage.

## The Accommodation

**Malthouse Barn:** The spacious entrance hall has a cloakroom off and gives access to the kitchen which is fitted with a good range of units. There is internal access to the garage and steps lead down to a useful utility room. Both reception rooms have log burning stoves and French doors onto adjoining terraces. On the first floor are four bedrooms, one with an en suite shower, plus a family bathroom. **Malthouse Barn Cottage:** There is a reception room and fitted kitchen on the ground floor, with a large bedroom with en-suite shower room on the first floor.

## Outside

There are areas of garden wrapping around the house with terraces adjoining both reception rooms. The gardens are enclosed by natural dry stone walls, post and rail fencing and natural hedgerow.

## General

The property is freehold. Mains water, electricity and drainage are connected. There are separate oil fired central heating systems to each property. Cable TV is charged at £30pa applicable to all

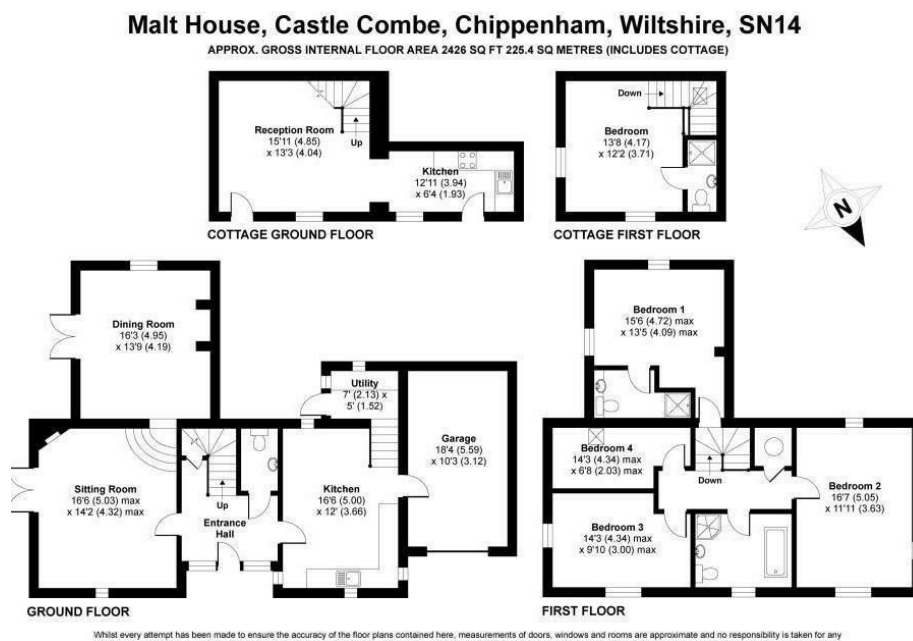
residents of the village, avoiding the need for individual TV aerials. Council Tax Bands: Malthouse Barn band F - £3,173.35 payable for 2024/25 and Malthouse Cottage band A - £1,464.62 payable for 2024/25. EPC ratings Malthouse Barn band E-40 and Malthouse Barn Cottage band D-66.

## Location

Castle Combe is a picture post card village and the reason it has been chosen as the location for many films, the first Dr Doolittle and more recently Stardust and Warhorse. There are two public houses, a village hall and The Manor House hotel with its Michelin star restaurant. The Manor House Golf Club is highly regarded and there are many footpaths, bridleways and sporting opportunities available locally. The nearby town of Chippenham some 5 miles distant offers access to London Paddington in just over an hour. Junction 17 of the M4 motorway provides easy road access to the Newbury, Reading and London to the east; Bath, Bristol and the west country to the west.

## Directions to SN14 7HS

Leave Chippenham on the A420 Bristol Road heading towards Bath. Turn off right onto the B4039 signposted Yatton Yeynell and proceed through the village heading towards Castle Combe. Continue past the race circuit, around the sharp right hand bend, and take the next left which leads into the village. Continue down the hill and the drive to Malthouse Barn is on your left hand side, immediately after the first property on your left.



While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.