

BLOUNT & MASLIN

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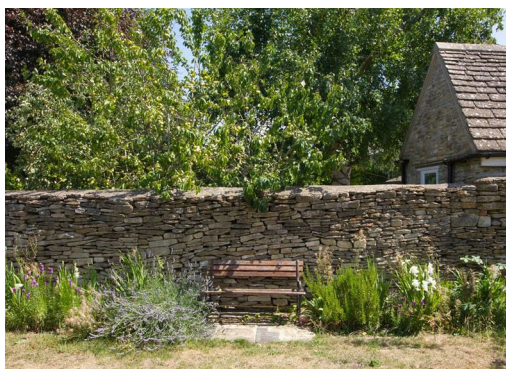
Fuchsia Cottage Upper Castle Combe,

£750,000

Charming Grade II Listed Stone Cottage (1450 sq ft) with adjoining barn for holiday let use (564 sq ft) in sought-after village

Three bedrooms, sitting room, kitchen/breakfast room. Utility, boot room, bathroom and shower room. Walled lawned garden with views, driveway parking.

Adjoining barn with successful rental business - sitting/dining room, kitchen, bedroom, en-suite, private garden and parking.



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Fuchsia Cottage Upper Castle Combe,

Property

Nestled on the picturesque edge of Castle Combe, this Grade II listed semi-detached stone cottage, along with a beautiful adjoining barn with planning for holiday let use and already operating as a successful Airbnb business, is steeped in history. Believed to date back to the 1600s, this property offers a wealth of timeless features blended seamlessly with modern comforts.

The main cottage offers flexible and well-planned accommodation comprising a recently modernised kitchen/breakfast room, a cosy sitting room with a feature stone fireplace, and a staircase leading to two bedrooms and a family bathroom. A versatile utility/boot room connects to a further reception room, which could serve as a third bedroom, home office or guest suite. There is also a separate shower room and a cloakroom with WC, enhancing the home's practical appeal. Outside, the property enjoys a beautiful walled rear garden with countryside views and has the added benefit of driveway parking for several vehicles.

Beautifully modernised and with a thriving Airbnb business - Fuchsia Barn is a stylish and characterful property offering a perfect blend of rustic charm and modern comfort. The ground floor features a welcoming sitting/dining room with a cosy log-burning stove and French doors opening onto a private garden—perfect for relaxing or entertaining. The fully equipped kitchen is thoughtfully designed and well-appointed for guests' use. Upstairs, a bright and airy double bedroom enjoys vaulted ceilings and an en-suite shower room, creating a peaceful and luxurious haven.

A rare opportunity to own a slice of history in one of Wiltshire's most desirable and scenic locations, this property presents an excellent investment or lifestyle opportunity.

General

Mains drainage, electric and water. An LPG-gas fired boiler provides central heating and domestic hot water. Council Tax band F - £3,324.88 for 2025/26. Fuchsia Cottage EPC exempt as Listed property. Fuchsia Barn - EPC 65-D.

Castle Combe

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 fast trains to Paddington (65 -70 mins) and the nearest airport is at Bristol and London Heathrow is within easy reach along the M4. 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 7HE

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 the property can be found on the right, denoted by our For Sale board.



Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice