

TELEPHONE 01225 904999



Notton, near Lacock  
Wiltshire SN15

 Peter Greateorex





## A Grade II Listed Detached Country House in 5 acres

OFFERS IN EXCESS OF  
£2,500,000





## Overview

### A Beautiful 18th-Century Cotswold Stone Country House in Notton, Near Lacock, Wiltshire

Set in approximately 5 acres of beautifully landscaped gardens, orchard, paddocks, and private woodland, this charming Grade II listed Cotswold stone house offers exceptional period character combined with stylish, modern living.

Lovingly restored by the current owners, the property includes a separate Coach House, various outbuildings, a heated swimming pool, tennis court, and garage. Nestled in the peaceful hamlet of Notton, on the edge of the historic National Trust village of Lacock, the house enjoys a quiet yet convenient location with easy access to Bath, Chippenham, and the M4.





### Main House

The main residence is a stunning Wisteria-clad family home arranged over three floors, brimming with original features such as exposed beams, flagstone and oak flooring, stone mullion windows with working shutters, and open fireplaces. These historic elements are seamlessly complemented by modern updates, including luxury bathrooms and a bespoke kitchen.

Approached via double gates and a gravel driveway, the house opens to a light and welcoming flags stoned hallway. The ground floor offers a south facing family room, a spacious triple-aspect drawing room with inglenook fireplace, a study, and a cloakroom/WC. The heart of the home is the bright kitchen with walk-in pantry and larder, linked to a utility room for added practicality.

Upstairs, the generous first-floor landing is illuminated by a beautiful stone mullion window. The principal suite enjoys sweeping southerly views across the grounds, with a walk-in dressing room and a luxurious ensuite bathroom featuring his and hers basins, a Jacuzzi bath, and a walk-in shower. This suite also includes a small nursery or study. Three further double bedrooms and a stylish family shower room complete this floor, with a secondary staircase leading back to the kitchen.

The top floor features a further double bedroom with ensuite bathroom, as well as a large under-eaves storage space with potential for conversion.









## The Coach House

The historic Coach House has been thoughtfully converted into stylish guest accommodation. With polished wood floors and charming period details, it offers flexible living space for up to six guests. The ground floor includes a cosy sitting/dining room with a beamed ceiling and wood burner, a well-equipped kitchen, and a bedroom with ensuite shower room and laundry area.

Upstairs is another spacious bedroom with a lounge area and a luxurious bathroom featuring a freestanding roll-top bath. The lounge can be adapted into a third bedroom if required. The Coach House has its own outdoor space, making it ideal as a guest annex, holiday let, or independent living for a relative.



## The Gardens and Grounds

The grounds are a true highlight, offering privacy and tranquillity in a picturesque setting.

The mature gardens feature manicured lawns, terraced seating areas, a barbecue spot, two ponds, a rose arbour, and a charming trompe l'oeil folly.

The land includes a paddock suitable for a pony, an orchard, a greenhouse, raised vegetable beds, fruit nets, and a fenced private woodland with scenic walking trails.

### KEY FACTS

- Grade II Listed detached Country House
- 2 reception rooms and study
- Kitchen/breakfast room, larder & utility room
- 5 bedrooms and study/nursery
- 3 bath/shower rooms - en suite to principal, cloakroom/WC
- Separate coach house with 3 bedrooms & 2 bathrooms
- 5 acres including garden, orchard, paddock & woodland
- Swimming pool & tennis court
- Garage, car port, 2 stables /workshops, gym and tractor shed





# Floorplan



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Creatorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.











## Key Facts

- Freehold
- Wiltshire County Council Band H
- Gas central heating & hot water tank in main house
- Calor gas central heating and hot water tank for coach house
- Septic tanks for main house and coach house







## Location

Notton offers a peaceful rural lifestyle with the benefit of nearby amenities in Lacock, a quintessential English village known for its 13th-century Abbey and period charm. Local gastro pubs, shops and a garden centre with tea-rooms are all within walking distance.

Nearby towns include Corsham and Chippenham, which provide schools, a range of services, and leisure facilities. Bath is just 13 miles whilst the M4 is a mere 15 minute drive from the property. The mainline station at Chippenham provides a fast train to Paddington in 70 minutes.





For more information please  
get in touch with our team

PETER GREATOREX

TELEPHONE 01225 904999  
INFO@PETERGREATOREX.CO.UK  
4 QUEEN STREET, BATH, BA1 1HE



Your home deserves  
extraordinary.



The Apartment Company.Co.uk Limited Registered Office:  
The Orchard High Street Blagdon BS40 7TQ Company registration number:  
4990816 VAT number: 822144267 Ombudsman number: D00785