

THE FARMYARD
GRITTLETON
**Cultivated
Living**



The whole difference between
construction and creation is exactly
this: that a thing constructed can
only be loved after it is constructed;
but a thing created is loved
before it exists.

– **Charles Dickens**















Just over the crossroads,
amongst the trees,
hedgerows and
Cotswold stone of
Grittleton Village

– The Farmyard

THE FARMYARD GRITTLETON

A collection of traditional converted barns
and contemporary new homes

- | | | |
|--|---|---|
|  B1 - THE HAYLOFT 3 Bed 283m ² / 3046 sq. ft. |  B6 - THE STABLES 3 Bed 177m ² / 1905 sq. ft. |  C3 - PARLOUR BARN 3 Bed 202m ² / 2174 sq. ft. |
|  B2 - THRESHING BARN 3 Bed 180m ² / 1937 sq. ft. |  B8 - THE DAIRY 2 Bed 86m ² / 926 sq. ft. |  C4 - PADDOCK BARN 3 Bed 141m ² / 1517 sq. ft. |
|  B3 - GRANARY BARN 3 Bed 201m ² / 2163 sq. ft. |  C1 - THE LONG HOUSE 2 Bed 121m ² / 1302 sq. ft. |  D1 - MALTHOUSE 3 Bed 164m ² / 1765 sq. ft. |
|  B5 - THE CART HOUSE 3 Bed 164m ² / 1765 sq. ft. |  C2 - THE COACH HOUSE 3 Bed 202m ² / 2174 sq. ft. |  D2 - BAKEHOUSE 3 Bed 164m ² / 1765 sq. ft. |



SANCTUARY IN SIMPLICITY

Stone, brick and timber. Simple and timeless materials. Materials that, for generations, have defined the farmyards and barns that punctuate the Wiltshire countryside. Pared back and unassuming. A canvas for life to grow.

The Farmyard in Grittleton remains rooted in these origins. Twelve beautiful new spaces, each a world of its own, but connected through authenticity. Exposed brick walls and timber beams pay respect to the story that came before.

Nothing over-elaborated. Just a quiet nod to the past; a celebration of space and quality.

As the next chapter of the farm begins a little up the road, a brand new opportunity opens up at The Farmyard. A chance to take sanctuary in a little wild beauty. In simplicity.





B1 - The Hayloft
 3 Bedroom
 (283m² - 3046ft²)

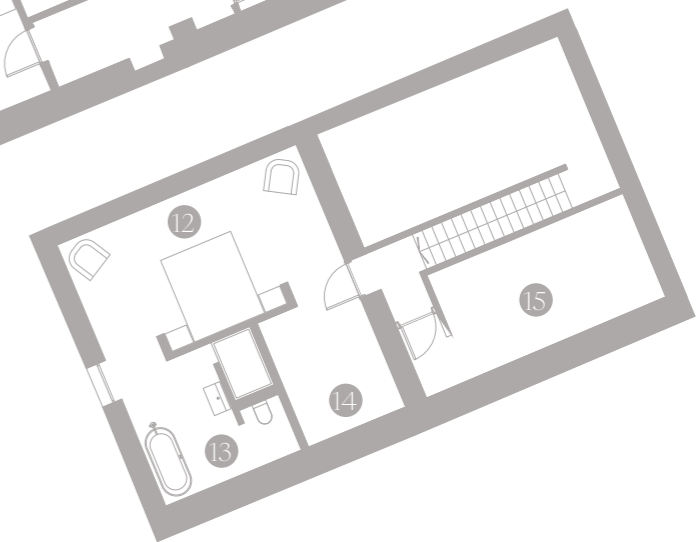
Ground Floor

1. Entrance Hall
2.35m x 6.18m (7'71" x 20'28")
2. Utility
2.68m x 3.18m (8'79" x 10'43")
3. Family Bathroom
2.68m x 1.73m (8'79" x 5'68")
4. Kitchen/Living/Dining Room
17.06m x 6.01m (55'97" x 19'72")
5. Snug
4.97m x 4.95m (16'31" x 16'24")
6. Storage
7. Cloakroom
2.31m x 1.72m (7'58" x 5'64")
8. W/C
2.52m x 1.72m (8'27" x 5'64")
9. Pantry
10. Bedroom 3
4.5m x 3.0m (14'76" x 9'84")
11. Bedroom 2
6.26m x 3.01m (20'54" x 9'88")



First Floor

12. Master Bedroom
3.58m x 6.16m (9'84" x 20'21")
13. En-Suite
3.18m x 3.49m (10'43" x 11'45")
14. Dressing Room
3.18m x 2.51m (10'43" x 8'23")
15. Storage



The room sizes shown above are approximate overall finished room sizes of the areas indicated and are subject to normal building tolerances (i.e. ± 75mm). Elevations shown are not intended to represent any particular plot. Furniture is not to scale and an indication only. Purchasers are advised to inspect plot specific information available from our sales team.

DISTINCT IN DESIGN UNITED IN SPIRIT



C1 – The Long House



C2 & C3 – The Coach House & Parlour Barn

The Farmyard's homes are remarkably distinct from one to the next. Each of the twelve spaces has been crafted to tell a unique story.

Wander the site and you'll discover six stone barn conversions, four stone and timber new homes with a more traditional aesthetic, and two contemporary Dutch barns clad in black timber with distinctive metallic curved roofs. Yet there is a shared spirit. Every feature, every last design detail, is instructed by quality and beauty.

You'll feel it as you run your hand along a forged steel handrail. As you warm by the stove, wood crackling. As the quiet details reveal themselves to you: the rounded edges of a simple light switch, the timber tongue and groove panelling that lines the pantry, the invisible joints of a seamless porcelain floor.

It all adds up to something more.

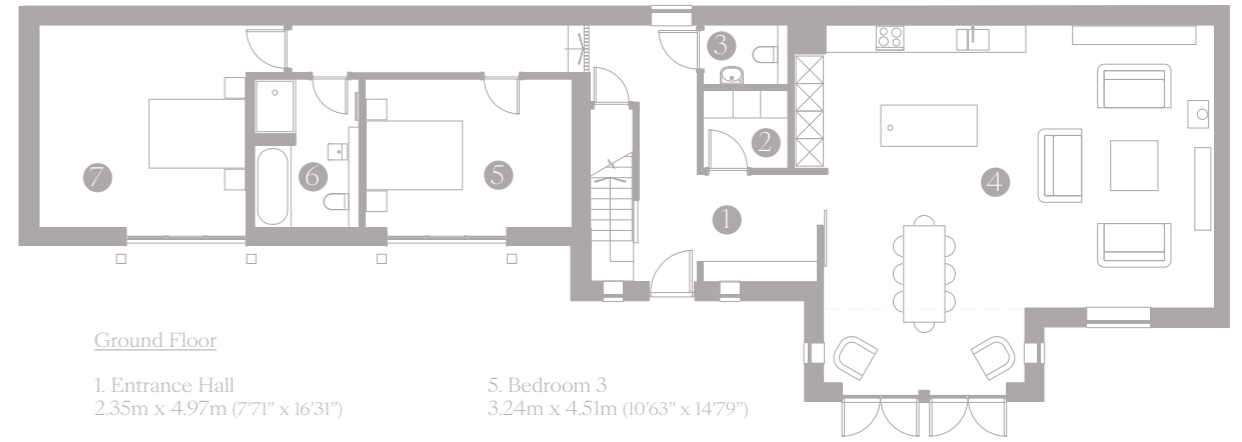
C1 - The Long House
2 Bedroom
(121m² - 1302ft²)

- 1. Kitchen/Living/Dining Room
11.13m x 5.38m (36'52" x 17'65")
- 2. Pantry
- 3. Utility
1.75m x 1.78m (5'74" x 5'84")
- 4. Storage
- 5. Family Bathroom
1.75m x 3.25m (5'74" x 10'66")
- 6. Bedroom 2
3.73m x 3.25m (12'24" x 10'66")
- 7. En-Suite
1.73m x 3.25m (5'68" x 10'66")
- 8. Master Bedroom
3.72m x 4.43m (12'20" x 14'53")



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C2 & 3 - The Coach House & Parlour Barn
3 Bedroom
(202m² - 2174ft² - Please check with a member of the Stonewood team for specific layouts/handling information)

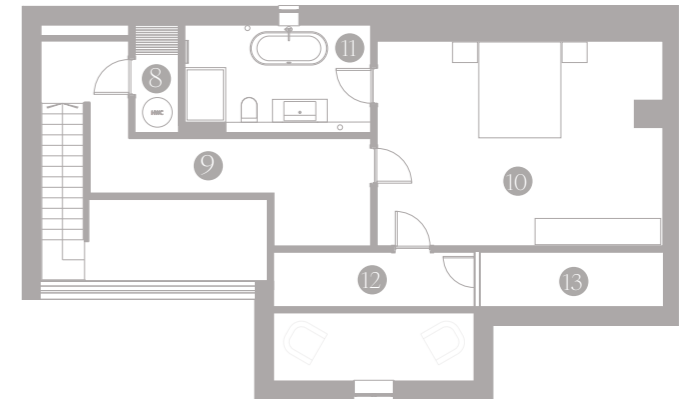


Ground Floor

- 1. Entrance Hall
2.35m x 4.97m (7'71" x 16'31")
- 2. Utility
1.7m x 1.85m (5'58" x 6'07")
- 3. W/C
1.3m x 1.85m (4'26" x 6'07")
- 4. Kitchen/Living/Dining Room
7.81m x 8.49m (25'62" x 27'85")
- 5. Bedroom 3
3.24m x 4.51m (10'63" x 14'79")
- 6. Family Bathroom
3.24m x 2.28m (10'66" x 7'48")
- 7. Bedroom 2
4.43m x 4.52m (14'53" x 14'83")

First Floor

- 8. Cupboard
- 9. Gallery Landing
2.36m x 2.12m (7'74" x 6'96")
- 10. Master Bedroom
4.5m x 6.27m (14'76" x 20'57")
- 11. En-Suite
2.36m x 4.08m (7'74" x 13'39")
- 12. Storage
- 13. Loft Void



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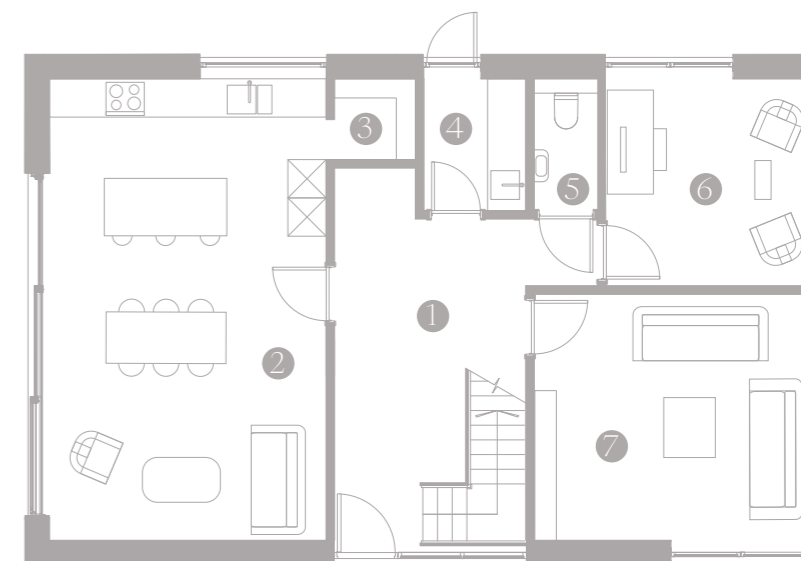
D1 & D2 - Malthouse & Bakehouse

3 Bedroom

(164m² - 1765ft² - Please check with a member of the Stonewood team for specific layouts/handling information)

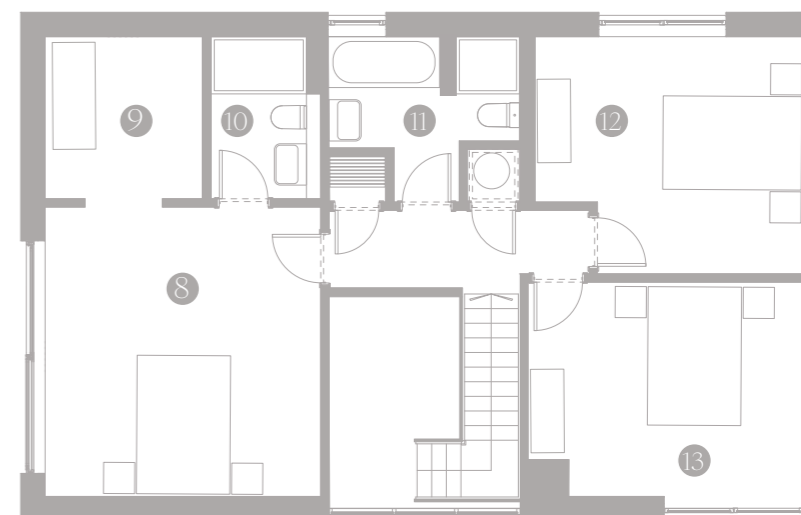
Ground Floor

1. Hallway
6.03m x 2.99m (19'78" x 9'80")
2. Kitchen/Dining Room
7.23m x 4.33m (23'72" x 14'20")
3. Pantry
4. Utility
2.09m x 1.60m (6'85" x 5'25")
5. W/C
2.06m x 0.99m (6'76" x 3'25")
6. Study
3.24m x 3.22m (10'63" x 10'56")
7. Living Room
3.86m x 4.35m (12'66" x 14'27")



First Floor

8. Master Bedroom
4.55m x 4.34m (14'93" x 14'24")
9. Dressing Room
2.55m x 2.46m (8'37" x 8'07")
10. En-Suite
2.53m x 1.73m (8'30" x 5'68")
11. Family Bathroom
2.59m x 3.0m (8'49" x 9'84")
12. Bedroom 3
3.73m x 4.24m (12'24" x 13'91")
13. Bedroom 2
3.39m x 4.35m (11'12" x 14'27")



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B2 - Threshing Barn
 3 Bedroom
 (180m² - 1937ft²)

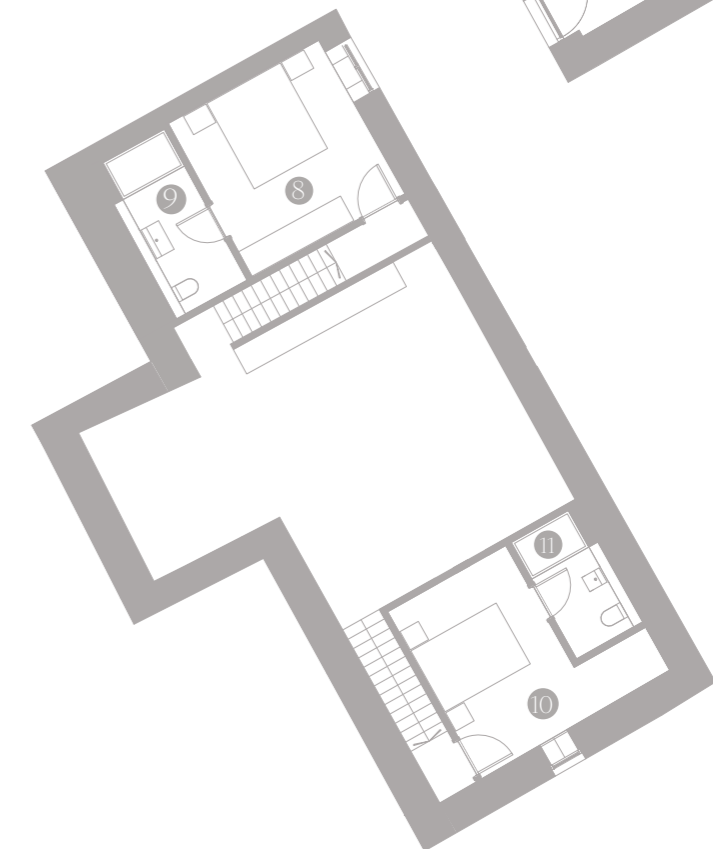
Ground Floor

- 1. Kitchen/Living/Dining Room
7.87m x 9.50m (25'82" x 31'17")
- 2. Pantry
- 3. Bedroom 3
3.36m x 3.99m (11'02" x 13'09")
- 4. En-Suite
3.69m x 1.91m (12'11" x 6'27")
- 5. W/C
0.85m x 2.25m (2'79" x 7'38")
- 6. Utility
1.95m x 2.45m (6'39" x 8'04")
- 7. Store
3.69m x 1.91m (12'11" x 6'27")



First Floor

- 8. Master Bedroom
3.77m x 3.69m (12'37" x 12'11")
- 9. En-Suite
3.7m x 1.73m (12'14" x 5'68")
- 10. Bedroom 2
4.09m x 2.91m (13'42" x 9'55")
- 11. En-Suite
2.86m x 1.65m (9'38" x 5'41")



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THE NEXT HARVEST

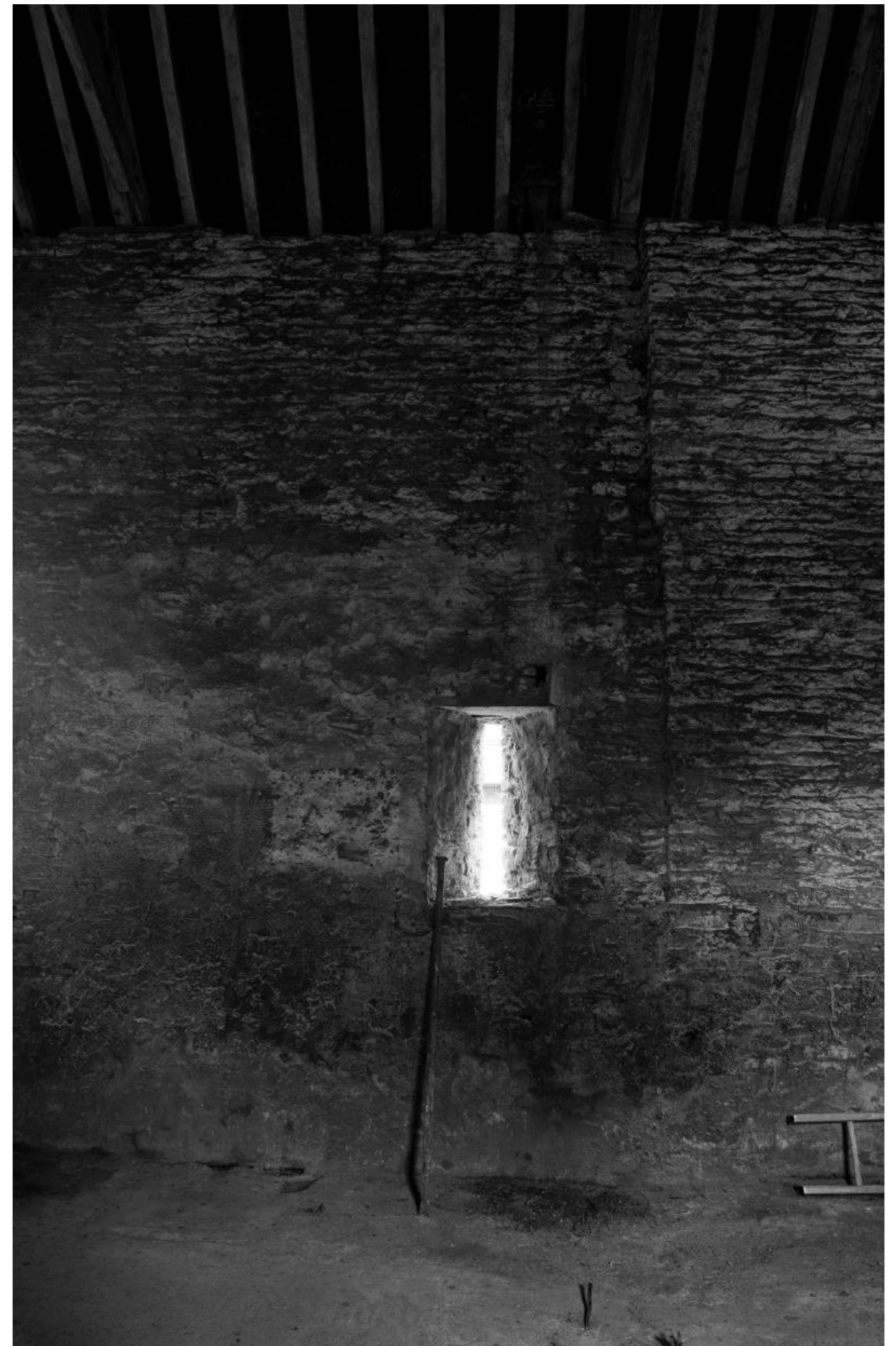
**It is only the farmer who faithfully plants seeds in the
Spring, who reaps a harvest in the Autumn.**

– B. C. Forbes

Farmers are used to planning for the future. Manor Farm, a site with a 200-year history of working the land and rearing livestock in Grittleton, had become unsustainable as an agricultural hub. Modern farming methods and commercial demands had finally caught up with it.

The purchase of the site for sympathetic development opened up a new opportunity for the farm. With the support of the local council, planning approval was granted for The Farmyard on the basis that a fully functioning modern farm would be created just a little up the road.

We all reap the rewards.







B5 — The Cart House

B5 - The Cart House
 3 Bedroom
 (164m² - 1765ft²)

- 1. Kitchen/Dining Room
4.22m x 6.36m (13'85" x 20'87")
- 2. Cloakroom
1.85m x 1.49m (6'07" x 4'89")
- 3. W/C
1.49m x 1.5m (4'89" x 4'92")
- 4. Pantry
- 5. Living Room
6.02m x 6.36m (19'75" x 20'87")
- 6. Bedroom 3
3.01m x 5.34m (9'88" x 17'52")
- 7. Utility
- 8. Bedroom 2
2.94m x 5.36m (9'65" x 17'59")
- 9. Family Bathroom
1.73m x 2.36m (5'68" x 7'74")
- 10. Master Bedroom
5.99m x 4.14m (19'65" x 13'58")
- 11 En-Suite
2.59m x 3.21m (9'48" x 10'53")



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B8 – The Dairy

B8 - The Dairy
2 Bedroom
(86m² - 926ft²)

1. Family Bathroom
2.15m x 2.8m (7'05" x 9'19")

2. Bedroom 2
3.43m x 3.89m (11'25" x 12'76")

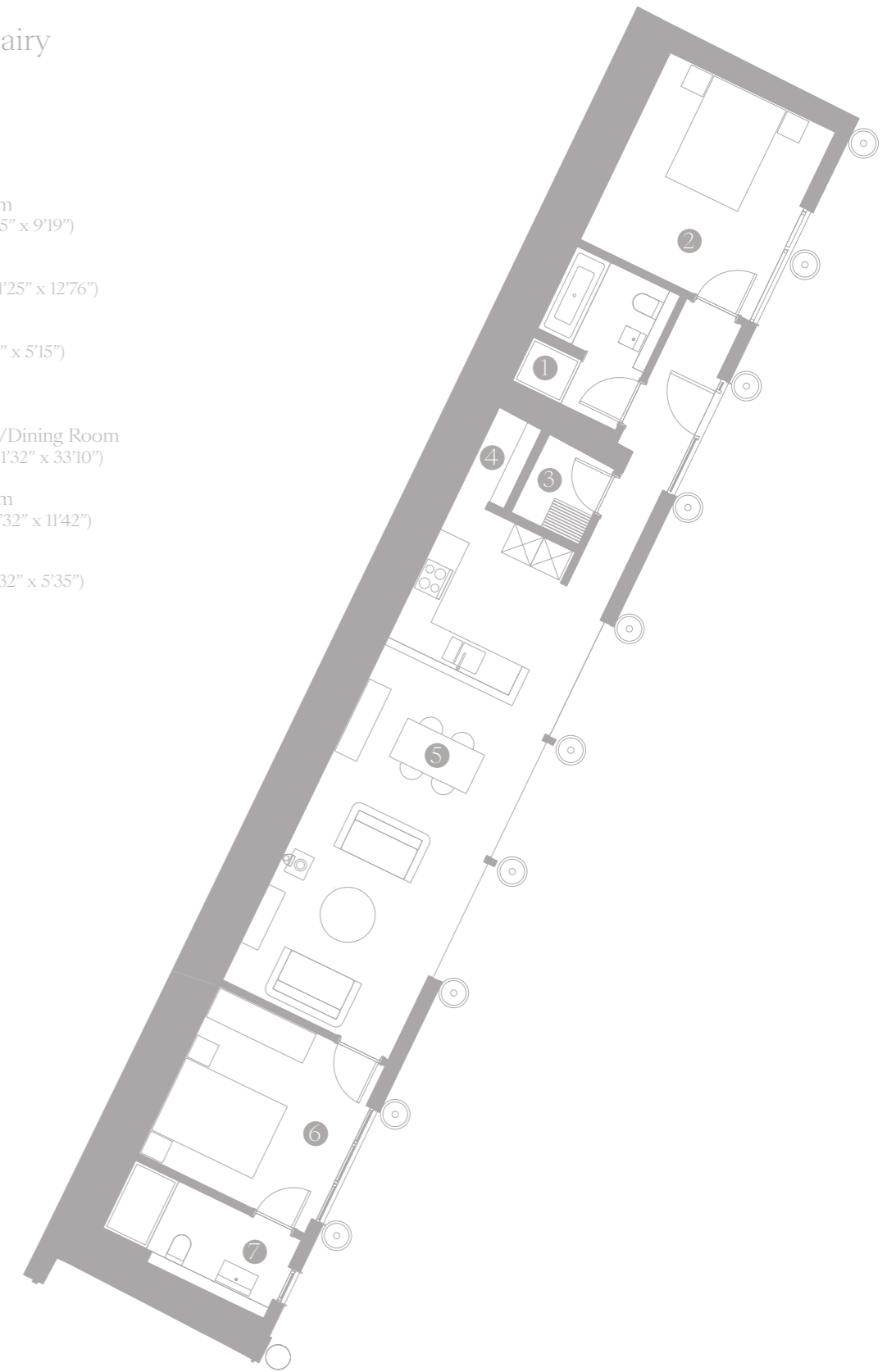
3. Utility
1.4m x 1.57m (4'59" x 5'15")

4. Pantry

5. Kitchen/Living/Dining Room
3.45m x 10.09m (11'32" x 33'10")

6. Master Bedroom
3.45m x 3.48m (11'32" x 11'42")

7. En-Suite
3.45m x 1.63m (11'32" x 5'35")



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SAVOUR THE SETTING

Grittleton is a rural Wiltshire village with a real sense of history. You can feel it the moment you step outside your door. And you can see it as you peer over the road to Grittleton House.

Grittleton House started life as a three bay Jacobean manor in 1660, before coming under the ownership of Joseph Neeld in 1828. The Shipp family, whose fifth generation still owns the estate, purchased the house and grounds in 1972 and restored them to the magnificent home you can explore today.

Wander a little further into the village and it would be rude not to pop into the charming local, The Need Arms, for an unpretentious pint or a home-cooked meal. Stroll in the other direction, and you'll come across the Salutation Inn with their wonderful pizzas and the ivy-clad charm of The Old House at Home.

More refreshments and fine food are just minutes away in Castle Combe. Or, as many have called it, 'the prettiest village in England'. Indeed, stroll from the Market Cross to The Bybrook, a Michelin starred restaurant, and you'll be forgiven for

thinking you're on the set of a period film.

Arguably, the region is best admired on foot or two wheels. Ramble the Roman Roads or weave along country lanes, happening upon villages here and there. For something different, in the summer months Castle Combe racetrack is opened up for event days and for cyclists to set a personal best.

After all that exertion, a well-earned latte at the wonderful Burton Farm Shop seems only fair. And maybe a small pastry for the road?





THERE TO BE DISCOVERED

If you can drag yourself away from the immediate area – a Cotswolds Area of Outstanding Natural Beauty – there’s so much to be discovered in the surrounding countryside, towns and villages.

Westonbirt, the National Arboretum, is just a short drive away. Get wonderfully lost in 600 acres of towering native and exotic trees as you connect with nature and admire the seasonal shifts in colour.

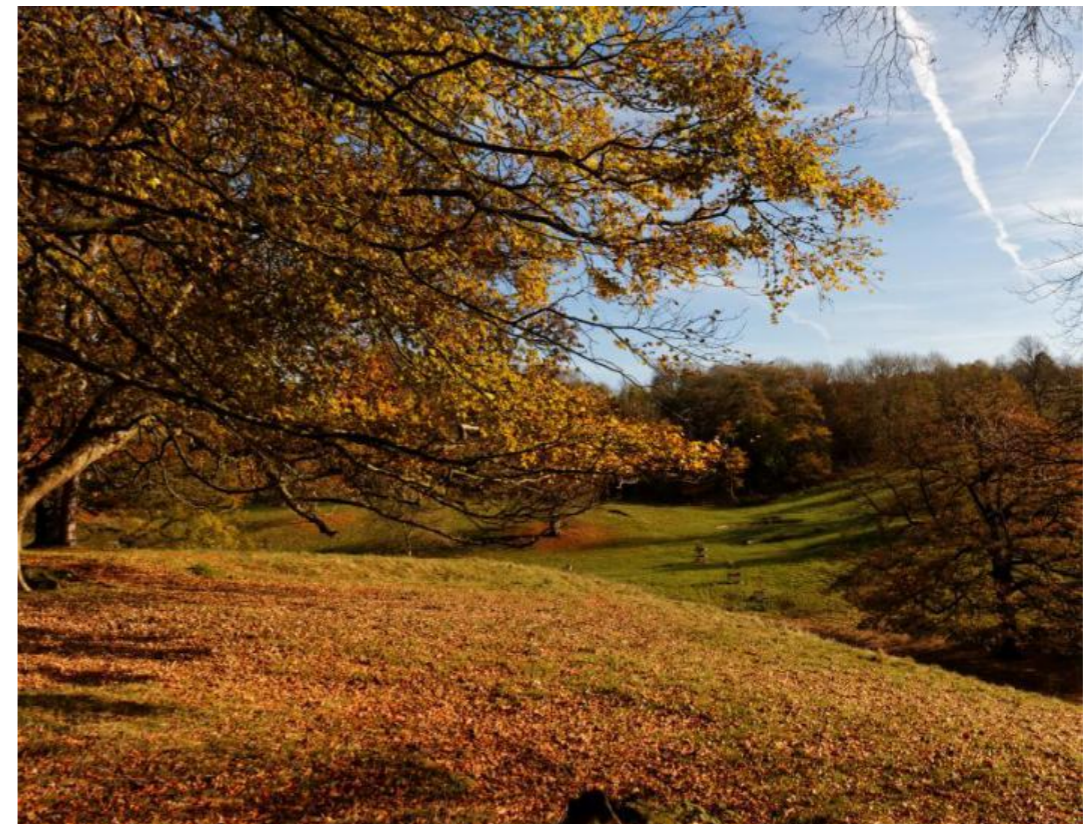
Beyond Grittleton House, estates and gardens abound – from private tours of Badminton Estate’s beautiful

formal beds, to the breathtaking flora and fauna of Highgrove Royal Gardens. From something a little wilder, Dyrham Park provides ample opportunity to roam and explore acres of ancient parkland.

For true relaxation and escapism, venture up the mile-long beech and lime avenue of Lucknam Park Spa. Upon arrival, you will discover a graciously restored Palladian mansion with luxurious and rejuvenating spa facilities, set within 500 acres of glorious parkland

Fine food is plentiful across the region. For those who value a Michelin star or two, Whatley Manor or the Olive Tree in Bath must surely be at the top of the gastronomic to-do list.

For bright lights and big cities, Bristol and Bath are accessed with ease from the M4. But your nearest larger town is Chippenham. Here are all the everyday amenities you can think of, with a range of supermarkets, chain stores, doctors’ surgeries and a mainline train station – London Paddington is just a 70 minute ride away.



WHAT WHERE & HOW

At Your Convenience

The Farmyard has all the key amenities and services in easy reach, with a host of well-regarded schools in close proximity.

Railway Station –

Chippenham – 10 miles
(15 minutes by car)

Supermarkets –

Sainsbury's, Chippenham – 7 miles
(12 minutes by car)
Morrisons – 6 miles
(11 minutes by car)
Waitrose, Malmesbury – 10 miles
(17 minutes by car)

Doctors –

Kennedy Way Surgery – 11 miles
(20 minutes by car)
Jubilee Field Surgery – 3 miles
(5 minute by car)
The Lodge Surgery – 9 miles
(19 minutes by car)
Colerne Surgery – 8 miles
(16 minutes by car)
Rowden Surgery – 7.5 miles (
16 minutes by car)

Hospitals –

Chippenham Community Hospital – 7.5 miles
(16 minutes by car)
RUH, Bath – 15 miles (30 minutes by car)

Primary Schools –

Hullavington C of E Primary & Nursery School
– 3 miles (6 minutes by car)
Stanton St Quintin Primary & Nursery School
– 3 miles (5 minutes by car)
Kington St Michael Church of England Primary School
– 4 miles (7 minutes by car)
Seagry Church of England Primary School
– 6 miles (13 minutes by car)

Private Schools –

Heywood Prep School & Nursery – 7 miles
(14 minutes by car)
Westonbirt School – 7.5 miles
(15 minutes by car)
Kingswood Preparatory School – 15 miles
(29 minutes by car)
Royal High School Bath – 15 miles
(27 minutes by car)

AT YOUR LEISURE

Golf

Manor House Golf Club – 3 miles

(5 minutes by car)

Westonbirt – 7 miles

(14 minutes by car)

Chippenham Golf Club – 5 miles

(12 minutes by car)

Sailing

Cotswold Water Park – 16 miles

(33 minutes by car)

Polo

Beaufort Polo Club – 8 miles

(17 minutes by car)

Racing

Castle Combe Circuit – 3 miles

(6 minutes by car)

Spa

Lucknam Park Spa – 7 miles

(14 minutes by car)

Gardens

Badminton Estate – 5 miles

(11 minutes by car)

Westonbirt Arboretum – 8 miles

(16 minutes by car)

Dyrham Park – 9 miles

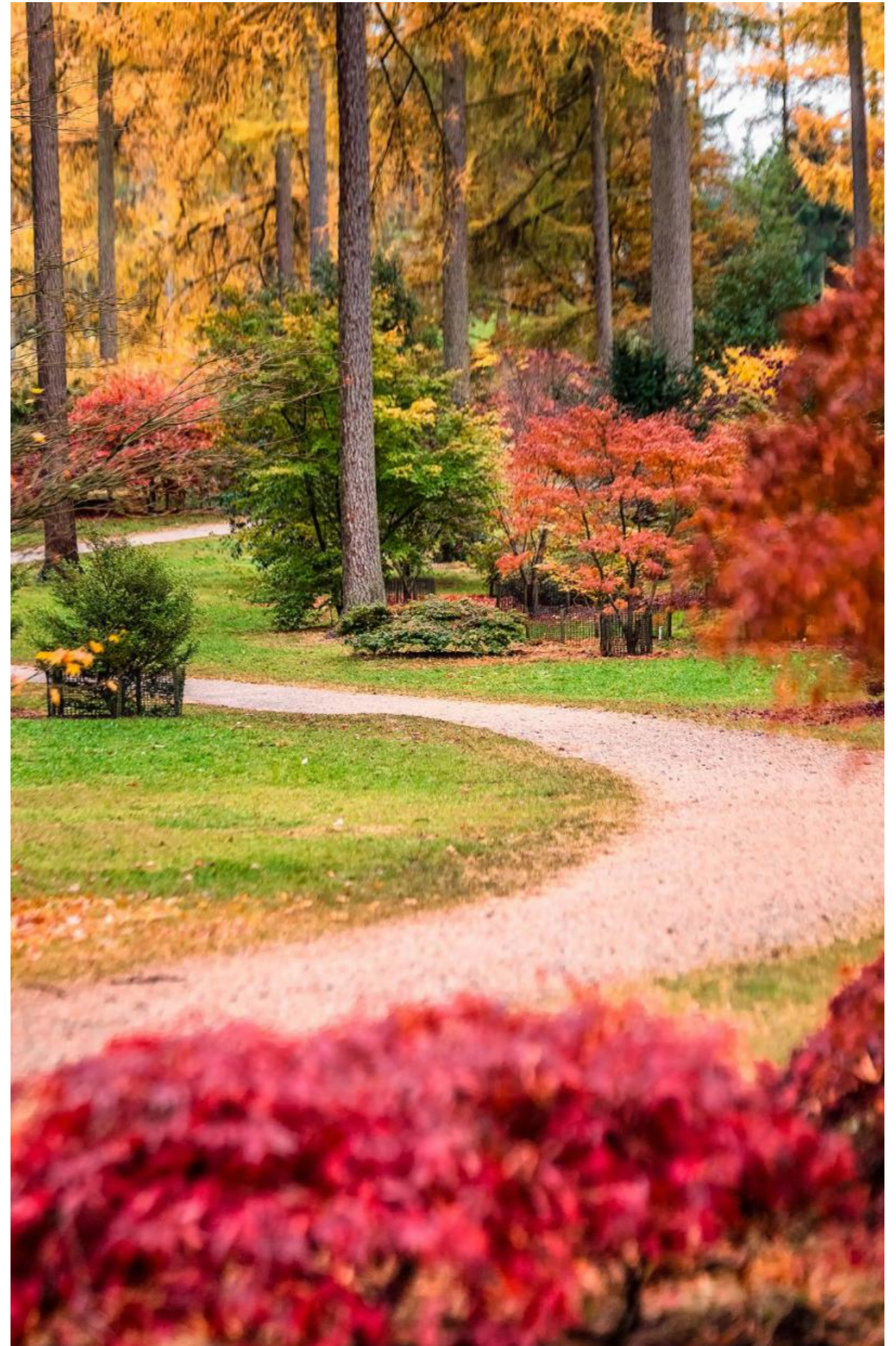
(19 minutes by car)

Highgrove Gardens – 9 miles

(16 minutes by car)

Bowood Estate – 12

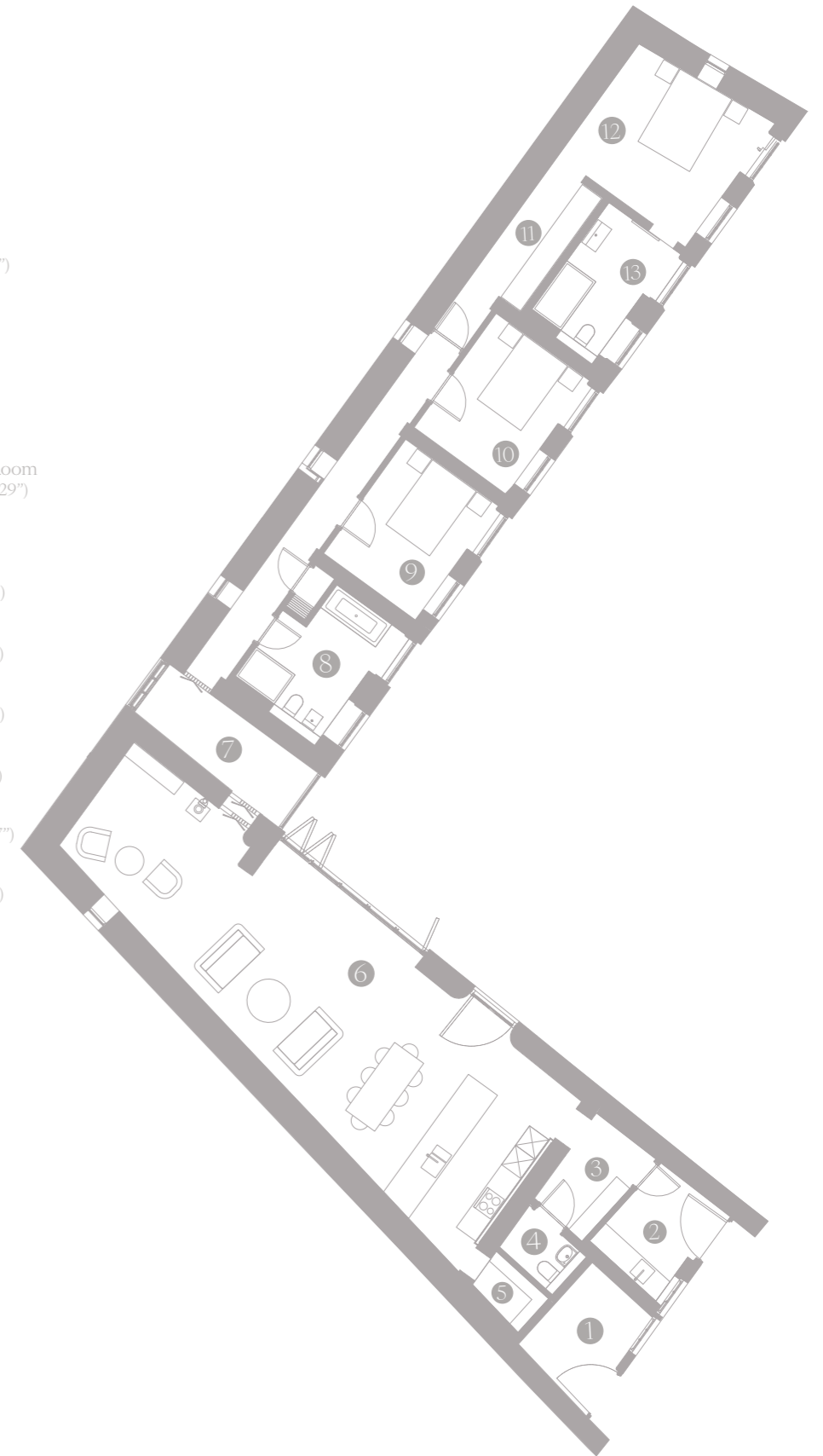
(27 minutes by car)





B6 - The Stables
 3 Bedroom
 (177m² - 1905ft²)

- 1. Store
- 2. Utility
2.25m x 2.64m (7'38" x 8'66")
- 3. Boot Room
1.58m x 2.78m (5'18" x 9'12")
- 4. W/C
1.98m x 1.27m (6'33" x 4'17")
- 5. Pantry
- 6. Kitchen/Living/Dining Room
14.66m x 5.27m (48'09" x 17'29")
- 7. Hallway
- 8. Family Bathroom
2.65m x 3.59m (8'69" x 11'78")
- 9. Bedroom 3
2.87m x 3.54m (9'42" x 11'61")
- 10. Bedroom 2
2.89m x 3.54m (9'48" x 11'61")
- 11. Dressing Room
1.89m x 3.52m (6'20" x 11'55")
- 12. Master Bedroom
3.93m x 3.83m (12'89" x 12'57")
- 13. En-Suite
2.03m x 3.54m (6'66" x 11'61")



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NATURE'S KITCHEN

With simplistic beauty, the Nordic Nature kitchen brings the peace and tranquillity you'll find outside The Farmyard, inside. Inspired by Nordic woods, valleys and Fjords, each kitchen has been crafted from a rich, wooden palette to echo the strong tactile forms found in nature. The fluted cabinets, curved corners and ribbed plinths all bring a sense of calm to the heart of your home.







B3 - Granary Barn
 3 Bedroom
 (201m² - 2163ft²)

Ground Floor

- 1. Kitchen/Living/Dining Room
11.79m x 12.43m (36'68" x 40'78")
- 2. Cloaks
- 3. Utility
4.28m x 2.13m (14'04" x 6'99")
- 4. W/C
2.30m x 2.07m (7'55" x 6'79")
- 5. Pantry
- 6. Bedroom 3
3.67m x 3.55m (12'04" x 11'65")
- 7. En-Suite
3.59m x 1.91m (11'78" x 6'27")



First Floor

- 8. Master Bedroom
4.16m x 4.81m (13'65" x 15'78")
- 9. En-Suite
2.8m x 1.6m (9'19" x 5'25")
- 10. Bedroom 2
3.65m x 3.72m (11'98" x 12'20")
- 11. En-Suite
3.6m x 1.73m (11'81" x 5'68")



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C4 – The Paddock Barn

C4 - Paddock Barn
 3 Bedroom
 (141m² - 1517ft²)



- 1. Kitchen/Living/Dining Room
4.42m x 11.71m (14'50" x 38'42")
- 2. Pantry
- 3. Boot Room
1.9m x 1.93m (6'23" x 6'33")
- 4. Utility
2.78m x 2.05m (9'12" x 6'73")
- 5. W/C
1.05m x 2.05m (3'44" x 6'73")
- 6. Bedroom 2
3.73m x 3.25m (12'24" x 10'66")
- 7. Family Bathroom
2.42m x 3.25m (7'94" x 10'66")
- 8. Bedroom 3
3.68m x 3.25m (12'07" x 10'66")
- 9. En-Suite
1.72m x 3.25m (6'64" x 10'66")
- 10. Master Bedroom
3.67m x 4.42m (12'04" x 14'50")

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VELVET TOUGH

Grigio Ghiaccio quartz worktops give you somewhere special to rest your espresso. A natural opaque quartz is reinforced with resins to provide remarkable toughness and durability. Strength that's disguised by the material's delicate velvet finish and cool icy tones.





BEAUTIFULLY UNREFINED

Authenticity is something you feel. The Farmyard's bathrooms embrace a rustic aesthetic that befits their setting. Natural riven slate, dense with a smooth cleft and subtle tonal variation, provides a beautifully textured surface underfoot. Unrefined in the best possible way.



CURATED DESIGN

KITCHENS—

Nordic Nature fumed oak (veneer) kitchen
cabinetry with integrated wide bar handles
Fluted fumed oak doors to full height units
Radiused corners to islands
Grigio Ghiaccio quartz worktops with radiused
corners to islands
Stainless steel undermount sink with Buster &
Punch gunmetal grey reeded mixer tap
Integrated dishwasher
Integrated fridge/freezers
Single and combination ovens
Induction hobs
Mechanically extracted built in extractors

UTILITY—

Matt pebble units
Matt white solid surface worktop
Washing machine and condensing tumble drier
connections

BATHROOMS & EN-SUITES—

Matt white Crosswater brassware
Matt white stone resin inset basins with fluted
front vanity drawer cabinets
Concealed cistern WC's with matt white
Crosswater flush plates
Shower screens and enclosures with white metal
tie bars (where applicable)
Heated towel radiators in matt white
Shower over bath to bathrooms
Shaver socket
Low profile matt white shower trays

INTERIOR HARD FINISHES—

900 x 900 large format porcelain floor tiles to
hallways, kitchen, dining, open plan living/WC's,
utilities - locally sourced
Riven slate 300 x 600 tiles to walls, hexagon riven
slates to bathroom/en-suite floors
Sisal effect carpet to stairs
Neutral 100% loop pile wool carpet to bedrooms

INTERIOR DECORATION & HARDWARE—

Flush panel doors with square edge architraves
Square edge skirting
Solid bronze hardware to internal doors

SECURITY—

Multi point door locking
Window locks
Smoke Detectors
Carbon Monoxide Alarms

MECHANICAL & ELECTRICAL—

Air source heat pump
Provision for electric car charging points
Electric underfloor heating to bathrooms &
en-suites on first floors
Beaufort panelled radiators in white to bedrooms
Underfloor heating to bathrooms with heated matt
white towel radiators
Data points and COAX
Spotlights to high level ceilings
Recessed downlight to utilities & WC's
Pendants over kitchen islands & dining areas,
entrance halls and bedrooms
Wall lights to circulation spaces and bathrooms
Rounded edge white switch and socket plates

LANDSCAPING—

Gravel parking areas
Timber bin stores
Powder coated steel rainwater goods
External downward direction wall lights
Limestone terraces

DISCLAIMER—

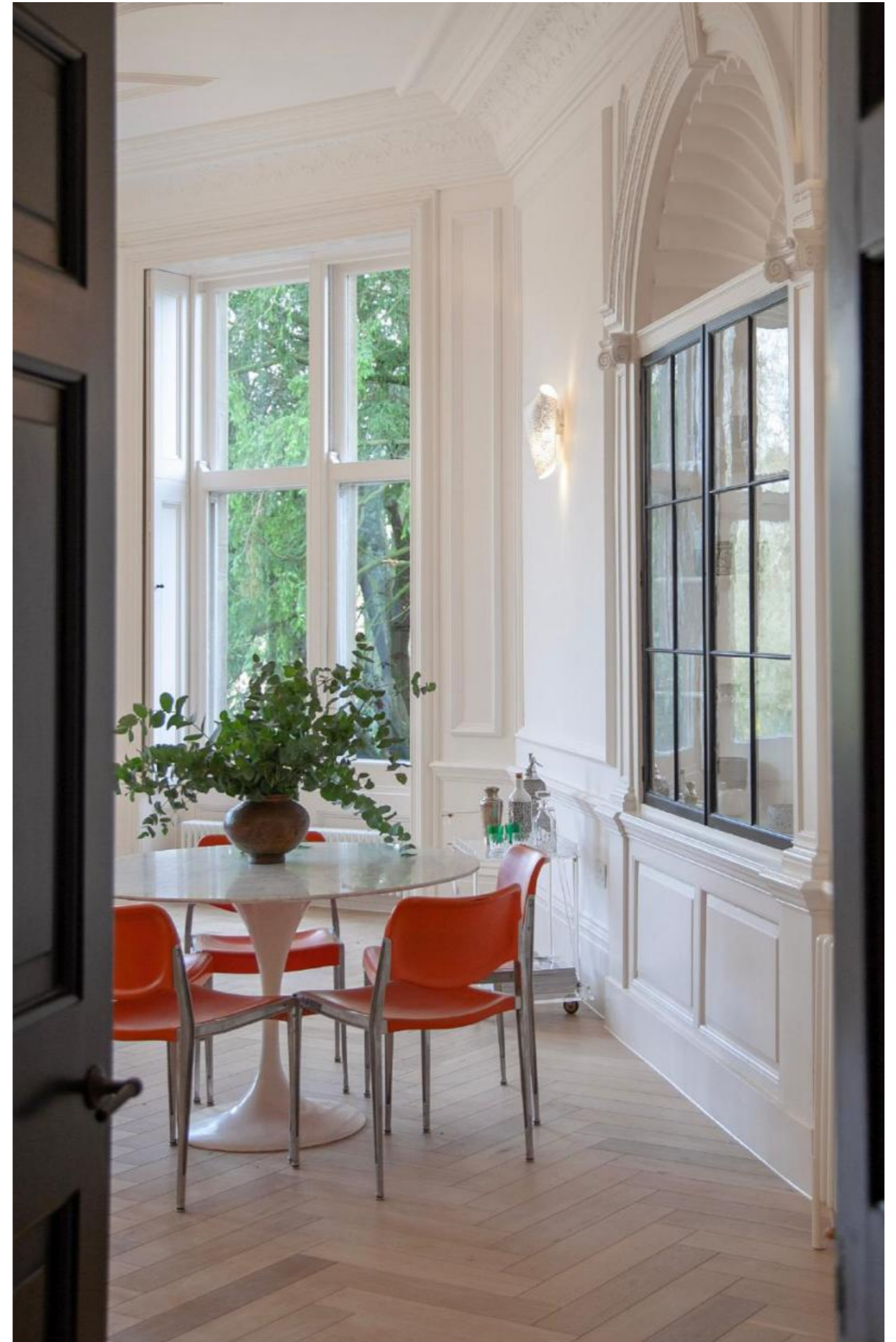
These details are intended as a guide and do not
form part of any specification or contract. Details
of the design and the materials used, as well as any
brands stated, may vary in the finished product.
Please confirm the final layout and specification
through your solicitor prior to contract. These
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herein or verbal statements shall constitute part of
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INSPIRED PLACES TO LIVE

Stone and wood. Bricks and mortar. These are the materials of our trade. But the homes we build are far more than the sum of their parts. They are spaces that inspire. That create emotional connections with their owners. And set the scene for living life.

We are Stonewood Homes. A house-building firm with an ethos of inspired design and construction. The highest quality materials. Painstaking attention to detail. A focused and driven work ethic. We're all about creating exceptional houses for our clients that stand the test of time.

As part of the Stonewood Group, we work in collaboration with our sister companies. This means we offer a seamless home-building process from first concepts to final fix. With a focus on quality and integrity the whole way down the line.



Stonewood Homes
West Yatton Lane
Castle Combe
Chippenham
SN14 7EY

01454 809780

StonewoodHomes.co.uk

