

# Palm Cottage

Upper Castle Combe, Wiltshire



 Knight  
Frank

# A charming four/five bedroom detached period family home.

Chippenham 5.5 miles, Marshfield 6 miles, Bath 12.5 miles, Bristol 20.5 miles  
(All distances are approximate).



4/5



3



4/5

## Summary of accommodation

### The House

**Ground Floor:** Living room | Snug | Dining room | Pantry | Kitchen/breakfast room | Conservatory | Utility room  
Principal bedroom en suite bathroom | Bathroom

**First Floor:** Two double bedrooms | Single bedroom | Office/bedroom five | Shower room

### Outside

Gardens | Meadow | Shed | Parking

In all approximately 0.79 acres



## Situation

(Distances and times are approximate)

The property sits in Upper Castle Combe, which is positioned just above and to the east of the village of Castle Combe. Castle Combe benefits from two public houses, a tearoom and The Manor House Hotel & Golf Club. The popular Allington Farm Shop & Cafe is less than 10 minutes away by car.



Marshfield, Corsham and Chippenham offer day to day amenities, whilst Bath provides a wider range of restaurants, shops and activities. The quintessential Cotswold village of Castle Combe which was recently voted the prettiest place in Great Britain, and Lucknam Park Hotel & Spa with its Michelin Star restaurant and equestrian centre are both a short drive away.



There are a number of great schools in the area including By Brook Valley, Stanton St Quintin, Stonar and St Mary's Calne; in addition to those in Bath. There are good secondary schools also in Chippenham.



The property is well placed for commuting with easy access to the M4 and the wider motorway network.



High speed rail links are available from Chippenham to London Paddington at a journey time from 70 minutes.



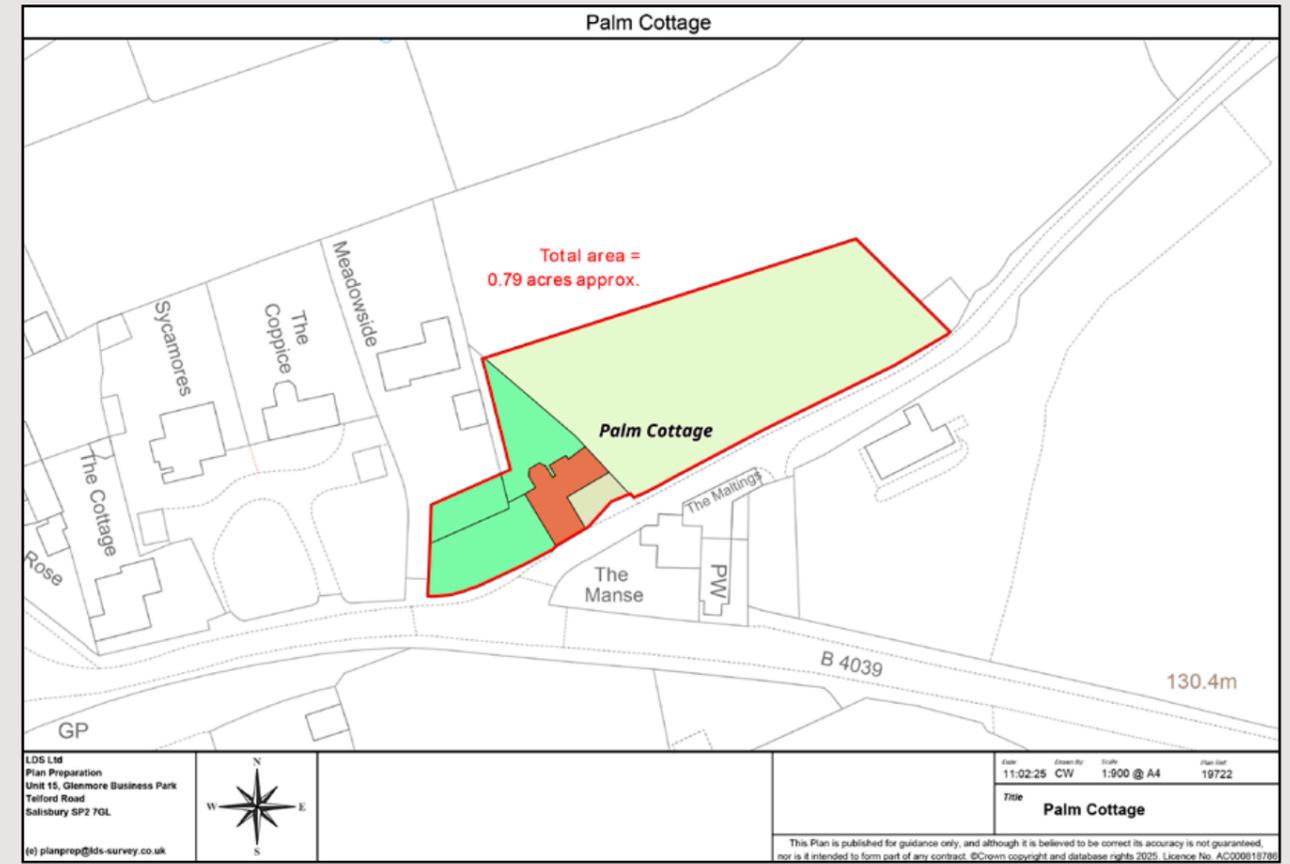
## The House

Palm Cottage dates back to circa 1670 yet benefits from not being listed, despite its charm and character.

The property has been thoughtfully extended over the years and kept up to a good standard of repair and presentation throughout.

On the ground floor there are five reception spaces to enjoy, the living room with exposed beams and a wood burner, dining room with pretty alcoves, a cosy snug and the kitchen/ breakfast room which leads through to the conservatory where you can take in the gardens and rural outlook. There is also the spacious dual aspect principal bedroom with en suite bathroom, a utility room and bathroom on this floor.

On the first floor there are two double bedrooms, one of which leads into the office/bedroom five, a single bedroom and a shower room.



## Outside

The property is approached onto a private driveway where there is parking for two vehicles.

The mature grounds comprise an entertaining terrace, formal lawned gardens, a wooded area with a tree swing and a meadow with vehicular access. A path and circular feature are mown in the meadow, which creates a wonderful outlook from the house.

## Property Information

**Tenure:** Freehold

**Services:** We are advised that there is mains water, electricity and drainage. Oil fired central heating.

**Method of Sale:** We are advised that the property is Freehold.

**Local Authority:** Wiltshire Council – [wiltshire.gov.uk](http://wiltshire.gov.uk)

**Council Tax:** Band F

**EPC:** E

**Offers in excess of:** £1,000,000

**Postcode:** SN14 7HD

**What3Words:** //applied.built.viewer

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

Main House: 213 sq m / 2,292sq ft

Outbuilding: 4 sq m / 43 sq ft

Total Area: 217 sq m / 2,335 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Knight Frank**

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Francesca Leighton-Scott**

01225 325 994

[francesca.leighton-scott@knightfrank.com](mailto:francesca.leighton-scott@knightfrank.com)



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated February 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN.

We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing\\_help@knightfrank.com](mailto:marketing_help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.