

Palm Cottage

Upper Castle Combe, Wiltshire



A charming four bedroom detached period family home.

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



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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/dressing room | 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 an office/dressing room, a single bedroom and a shower room.



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

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

Council Tax: Band F

EPC: E

Postcode: SN14 7HD

What3Words: ///applied.built.viewer

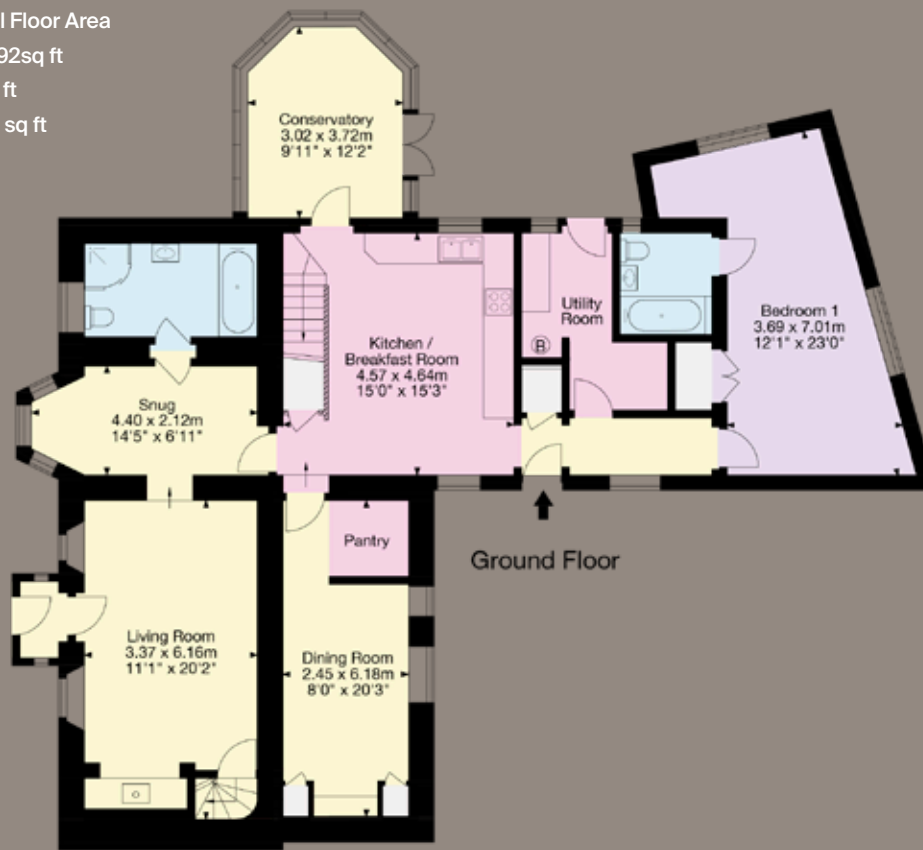
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

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.

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I would be delighted to tell you more

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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.

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

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