



**Paddock Barn The Gibb, Castle Combe Chippenham SN14 7LH**

**welcome to**

**Paddock Barn The Gibb, Castle Combe Chippenham**

Paddock Barn, set just outside Castle Combe. This four-bedroom detached family home boasts historic charm with modern comforts, featuring an additional two bedroom self-contained stable an ideal holiday let or annex and a spacious paddock. Don't miss this unique countryside gem!





A former barn dating back to the 1600s, Paddock Barn is situated just outside the picturesque village of Castle Combe. This charming property boasts a wealth of original features combined with modern amenities, offering a perfect blend of historic character and contemporary comfort. Upon entering, you are greeted by a large, welcoming entrance hall, cloakroom. The kitchen/diner has a stunning vaulted ceiling, complimented by built-in appliances and a good size pantry. Adjacent is a utility/laundry room for added convenience. The lounge, accessible through beautiful original doors, features a cozy fireplace with a wood burner and original beams. The property also includes a large family/games room with patio doors that open directly to the garden, perfect for entertaining and family activities. Upstairs, there are four lovely bedrooms. The super king-size room boasts an ensuite bathroom, while two king-size rooms-one with an ensuite-provide ample space and comfort. An additional double bedroom and a family bathroom complete the upper floor. Outside, Paddock Barn features a stunning wrap-around garden and an additional paddock. To the front of the property is The Old Stables which is and is self contained entrance hall, kitchen, utility area, lounge with cozy wood burner, two bedrooms, shower room an ideal annex or holiday let., outdoor dog kennel area if required. The property includes a large private driveway accommodating several vehicles, ensuring ample parking.

The Gibb is a small hamlet situated in a semi-rural location with a public house on the edge of the nearby village of Castle Combe which is renowned for its use for many film locations and often described as The Prettiest Village in England. The village itself boasts a popular motor racing circuit, The Manor House Hotel, picturesque golf course and two delightful village pubs. Central to the enchanting village is a 14th Century Market Cross, Medieval Church and river flowing through the village. Nearby is the village of Yatton Keynell with a primary school, Doctors surgery and public house. The World Heritage City of Bath is approx. 10 miles distant and the market town of Chippenham is approximately 6 miles distant, both with mainline rail stations and a more comprehensive range of amenities. The M4 motorway at junctions 17 and 18 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London. The property is also ideally located for good access to the famous Badminton Horse Trails.



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## **Location**

## **Entrance Hall**

## **Cloakroom**

## **Family/Games Room**

19' 9" x 20' 7" max ( 6.02m x 6.27m max )

## **Lounge**

17' 10" x 24' 7" ( 5.44m x 7.49m )

## **Kitchen/Diner**

17' x 19' 7" ( 5.18m x 5.97m )

## **Pantry**

## **Utility/Laundry Room**

17' 5" x 11' 7" ( 5.31m x 3.53m )

## **Landing**

## **Bedroom One**

19' 9" x 11' 9" ( 6.02m x 3.58m )

## **Ensuite**

11' 11" x 8' 11" ( 3.63m x 2.72m )

## **Bedroom Two**

17' 8" x 10' ( 5.38m x 3.05m )

## **Ensuite**

## **Bedroom Three**

8' 3" x 14' 6" ( 2.51m x 4.42m )

## **Bedroom Four**

17' 6" x 8' 5" ( 5.33m x 2.57m )

## **Family Bathroom**



welcome to

## Paddock Barn The Gibb, Castle Combe Chippenham

- Stunning Village Location
- Detached
- Four Bedrooms - Main House
- Detached Stable Ideal Holiday Let/Annex
- Two Bedrooms - Stable

Tenure: Freehold EPC Rating: E

offers in excess of

**£2,000,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CHP110657 - 0007

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