



**Barrow Farmhouse, Langley Burrell, Chippenham, Wiltshire, SN15 5ll**



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £1,200,000**

Approximately 2,637 sq.ft excluding outbuildings



Timber-framed detached farmhouse  
Historically important Grade II listed  
Large grounds of 0.92 acres  
Hidden down a private lane  
5 bedrooms, 2 bathrooms  
2 reception rooms  
Traditional kitchen/breakfast room  
Extensive range of outbuildings with scope for  
converting  
Scope for general updating

‘Available to the market for the first time in over 40 years, an exquisite Grade II Listed timber-framed farmhouse accompanied by extensive outbuildings and just under 1 acre of grounds’

## The Property

Barrow Farmhouse is a historical Grade II listed timber-framed farmhouse boasting a plethora of well-preserved character and charm. Dating back to the 16th Century, the farmhouse is a notable property of importance within the North Wiltshire area featured in Chippenham Museum and frequently mentioned in the diaries of Francis Kilvert. The farmhouse was thoroughly renovated in the 1980s and is available to the market for the first time in over 40 years. The farmhouse is situated on the outskirts of the village of Langley Burrell located on the very edge of Chippenham and is easily accessible to a broad range of amenities.

Rurally located and accessed by a private no-through lane, the property is accompanied by an extensive range of outbuildings with residual features from the former working dairy farm. The outbuildings have ample scope for conversion into offices or ancillary accommodation.

The farmhouse’s grounds extend to 0.92 acres comprising a large, mature wraparound garden and additional small paddock (0.35 acre) situated across the drive in front of the house providing a lovely outlook.

The principal house accommodation is arranged over three floors extending in all to 2,637 sq.ft. The ground floor layout comprises two reception rooms, a traditional farmhouse style kitchen and utility room. The drawing room is a notable feature filled with natural light through a dual-aspect, with a large brick fireplace and exposed timber beams. On the first floor there are four bedrooms all enjoying countryside views and the main bathroom. The top floor includes a further bedroom accompanied by an additional bathroom. There is also a sizable attic on the top floor providing storage.

## Situation

The property is situated on the rural edge of Langley Burrell in a very convenient location

close to Chippenham town. The village is also convenient for the M4 corridor offering the advantage of country life with the ease of quick commuter access. Langley Burrell has a church, village hall and the popular ‘The Langley Tap’ pub which is very well regarded for its cuisine. The village is surrounded by beautiful Wiltshire countryside with ample walking routes to explore including the 15th Century Maud Heath’s Causeway. Chippenham town has a large range of facilities and schooling options plus a mainline station to London. Junction 17 of the M4 motorway is only 4 miles away providing fast networks to Bristol, Bath, the M5, Swindon and London.

## Additional Information

We understand the property is Freehold with oil fired central heating, private drainage, mains water and electricity. The boiler was replaced in 2018, a new oil tank was installed in 2023 and a brand new compliant treatment sewage plant was also upgraded in 2023.

Superfast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band G.

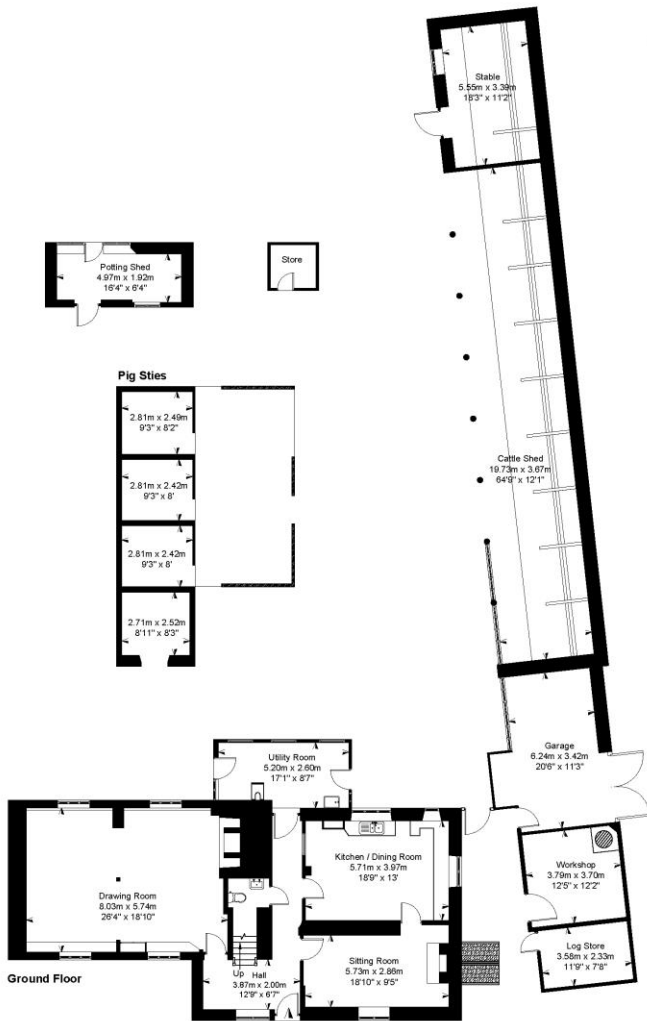
## Directions

From Chippenham, follow the B4069 towards Langley Burrell. At the last roundabout leaving the town, take the first left hand turn onto Kilverts Way. Take the next right hand turn onto the private drive before reaching the next roundabout. The property is located down the drive on the left.

Postcode SN15 5II

What3words: ///questions.pocket.proven



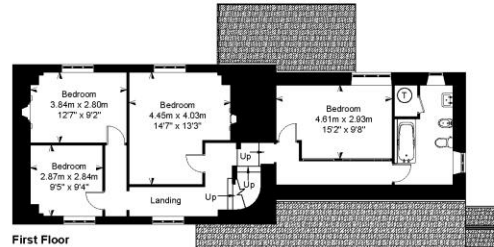
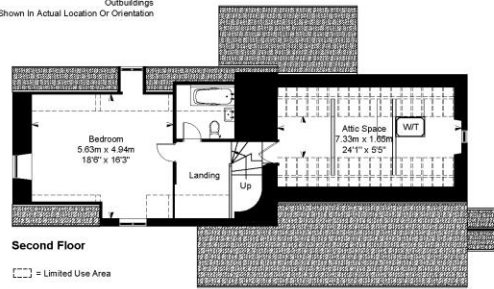


**Barrow Farmhouse, Chippenham, Wiltshire**

Approximate IPMS2 Floor Area	
House	245 sq metres / 2637 sq feet
Attic Space	28 sq metres / 301 sq feet
Garage	24 sq metres / 258 sq feet
Workshop	14 sq metres / 151 sq feet
Stable	18 sq metres / 194 sq feet
Cattle Shed	73 sq metres / 786 sq feet
Log Store	8 sq metres / 86 sq feet
Store	3 sq metres / 33 sq feet
Potting Shed	9 sq metres / 97 sq feet
Pig Sty	28 sq metres / 301 sq feet
<b>Total</b>	<b>450 sq metres / 4844 sq feet</b>
(includes House Limited Use Area)	12 sq metres / 129 sq feet
(includes Attic Space Limited Use Area)	16 sq metres / 172 sq feet



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 Job No SP3243  
 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard  
 Outbuildings  
 Not Shown In Actual Location Or Orientation



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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577