



JAMES PYLE & CO.



The Old Byre, Sevington, Chippenham, Wiltshire, SN14 7LD

Beautiful barn conversion
 Set within c.3.5 acres
 Substantial, characterful accommodation
 3 double bedrooms
 Large drawing room
 Stylish, bespoke fitted kitchen/breakfast room
 Versatile mezzanine floor
 Air source heat pump system
 Private parking and garaging
 Thoughtfully landscaped gardens



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £1,250,000

Approximately 2,189 sq.ft excluding garage

‘Set within beautiful gardens and paddocks of c.3.5 acres, this exceptional barn conversion offers around 2,190 sq.ft accommodation having been superbly updated’



The Property

The Old Byre is an exceptional natural stone barn conversion situated in the rural hamlet of Sevington near Grittleton. The barn is set within the most beautiful landscaped gardens of nearly an acre coupled with a further 2 acres of adjoining paddock which has been newly planted with a variety of trees.

Sympathetically converted in 2002, the barn displays magnificent character throughout and has been superbly updated by the current owners and finished to a high standard. In 2021, the heating system was upgraded to an air source heat pump which benefits from the remainder of a RHI grant generating around £1,750 p/a. The substantial accommodation extends to around 2,190 sq.ft.

The ground floor opens to an entrance lobby which has a cloakroom off and convenient cupboard for coats and shoes. The impressive kitchen has been reconfigured boasting a high vaulted ceiling and was more recently refitted in 2022 with a stunning bespoke, handmade British kitchen from Kessler Kitchens with sleek Dekton worktops finished in a stylish, black stone with golden veins. Within the kitchen there is a range of integrated appliances

including a full height fridge, combination oven/microwave, dishwasher, and a WiFi activated oven and hob. Adjoining the kitchen there is a utility room with access into the garage. At the heart of the home there is a spectacular drawing room with a galleried mezzanine floor above. Glazed doors flow out to the wonderful garden and there is a cosy wood-burning stove. Stairs lead up to the mezzanine floor which has been remodelled to incorporate a separate office in addition to versatile reception areas. The bedroom accommodation is located on the ground floor and comprises three double rooms all with a lovely outlook to the garden. There is a family bathroom, a bespoke-fitted dressing room, and an en-suite bathroom to the main bedroom.

The barn has retained its traditional and most attractive colonnaded frontage which presents a picturesque backdrop to the formal garden. The garden has been the subject of much time and devotion creating an idyllic, private haven to enjoy landscaped into various areas. A large patio terrace adjoins the entrance and kitchen end and has been designed as a covered pergola with heating, lighting and a stone-built BBQ cover. The principal formal walled garden has a block-paved terrace leading onto slate stone paths which meander through the

vibrant, well-stocked flower beds. A curved central lawn features a wooden pavilion style gazebo by The Lapa Company at the centre. Beyond, there is a vegetable garden featuring timber raised beds, a greenhouse and timber shed. A five-bar gate opens to the side garden which is an enchanting private arboretum leading to the 2 acre paddock which has also been newly planted with trees. A gravelled driveway is accessed through a double five-bar gate and positioned in front of the garage.

Situation

Sevington is a pretty hamlet situated between Grittleton and Yatton Keynell. The popular village of Grittleton has amenities including The Neeld Arms public house, church, tennis and cricket clubs. Yatton Keynell is an excellent and sought-after village located on the edge of the Cotswolds within a conservation area. The village has a range of amenities including a post office & village shop, doctor's surgery, two churches, village hall, The Bell Inn public house and a primary school. Nearby is the quintessential Cotswold village of Castle Combe famous for its unspoilt character, fine hotel and golf club. The market town of Chippenham is only 4 miles away for a further range of facilities, and both Bath and Bristol are within a 30 minutes' drive.

There are frequent inter-city train services at Chippenham and the M4 (Junction 17) is about 5 minutes' drive away providing access to London, the south and the Midlands.

Additional Information

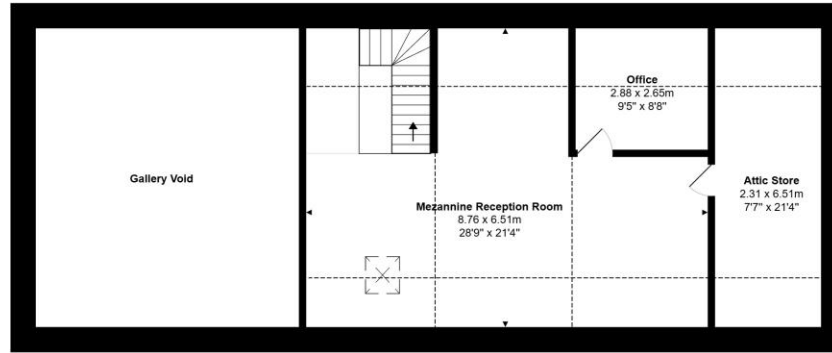
We understand the property is freehold with air source heat pump central heating, a sewage treatment plant shared between 4 properties, mains water and electricity. The property is located within a conservation area. Standard broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band F.

Directions

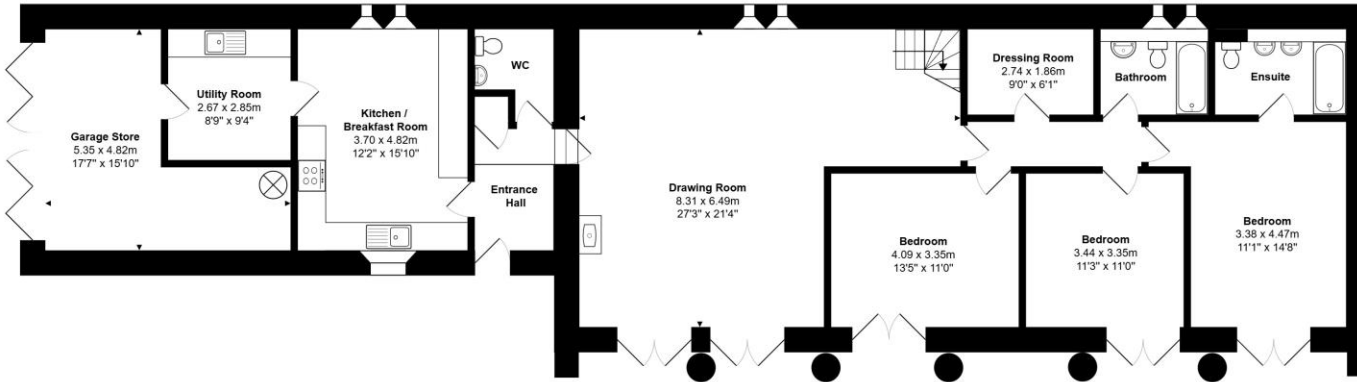
From Grittleton crossroads by Grittleton House, head south towards Yatton Keynell. Pass over the bridge and take the left hand turn at the crossroads to Sevington. Proceed into Sevington and locate the property as the first on the left hand side.
 Postcode SN14 7LD
 What3words: ///redouble.eradicate.gold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor



Ground Floor

Total Area: 203.3 m² ... 2189 ft² (excluding garage, void and attic store)

All measurements are approximate and for display purposes only



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