



JAMES PYLE[®] & CO



Porch House, 1 Waterside, Castle Combe, Wiltshire, SN14 7HX

Grade II Listed double-fronted cottage
Picturesque and quintessential setting
Highly sought-after position within the Cotswolds
4 bedrooms
2 en-suites and a shower room
Reception room with inglenook fireplace
Integrated traditional country style kitchen
Mature, private gardens
Garage
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £695,000

Approximately 1,482 sq.ft excluding garage



‘A magnificent Grade II listed double-fronted period cottage commanding Castle Combe's most iconic setting overlooking the brook’

The Property

Porch House is a quintessential double-fronted cottage positioned overlooking the picturesque waterside of Castle Combe's most photographed and iconic setting. This unspoilt village is the epitome of the Cotswolds attracting tourists and movie-makers alike. The cottage has been a highly successful holiday let offering great potential to provide a healthy annual income.

Grade II listed, the cottage boasts a fine display of period features throughout and is beautifully presented. Steeped in history, there are notable features including the striking namesake porches at the front elevation, bobbin hooks adorn the entrance hall nodding to the cottage's history as a weavers house, whilst a beam within the top floor has been dated as far back to 1468. The accommodation extends to around 1,482 sq.ft arranged over three floors. An entrance hall to the side opens to the ground floor and provides rear access out to the garden. Magnificent flagstone flooring continues into the traditional country style fitted kitchen/dining room complete with integrated appliances. At the

front, a spacious reception rooms enjoys a pleasant outlook across the brook incorporating a charming bay window alongside an impressive large inglenook fireplace with wood-burning stove inset. On the first floor, there is a single bedroom and two double bedrooms, both with built-in storage and one with the additional benefit of an en-suite shower room. A further shower room is located off the landing. The principal bedroom suite commands the entire top floor, featuring wonderful exposed timber beams and accompanied by an en-suite bathroom.

The cottage has the excellent rare advantage of a garage located just a short 1 minute walk from the property which can provide private parking for a small car. Porch House is completed by a delightful garden located at the rear. A courtyard terrace leads to a good-sized private garden bound by stone walling and planted with an abundance of vibrant perennials. There is an additional lower garden area which has access out to the side of the terrace. Plus, there are three stone-built stores.

Situation

The very pretty South Cotswolds village of Castle Combe is a world famous tourist destination and quaint village famed for its traditional and unspoilt Cotswold cottages and streets. The village is a regular location for the film industry with movie's including 'War Horse' and 'Dr Dolittle'. A short walk from the property there is the Manor House Hotel with its Michelin star Bybrook restaurant and the golf club which has a Peter Alliss designed 18 hole course, regarded as one of the top 100 in the UK. At the heart of the village is the 14th Century Market Cross, a small hotel and a public house. The nearby racetrack is also a popular attraction. There is an excellent road link to the M4 (Junction 18 7.5miles) and Bristol and Bath. Fast trains from Chippenham can reach Paddington, London in 75 minutes.

Additional Information

The property is Freehold with a flying freehold. There is oil-fired heating, mains drainage, water and electricity. The property is Grade II Listed and located within the Cotswold Area of

Outstanding Natural Beauty and a conservation area. There are rights of way for neighbouring cottages within the lower garden area, the main garden remains private. The cottage has been subject to flooding and there are flood defences in place. Superfast 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 the North via the B4039, turn towards the village and drop down the hill into Castle Combe passing the market cross continuing south. The cottage is located on the left hand side beside the bridge and accessed through the 'private' gate.

Postcode SN14 7HX

What3words: [///outline.reshaping.roost](https://www.what3words.com/outline.reshaping.roost)

The garage is located within the old estate yard identified by the number '1'.

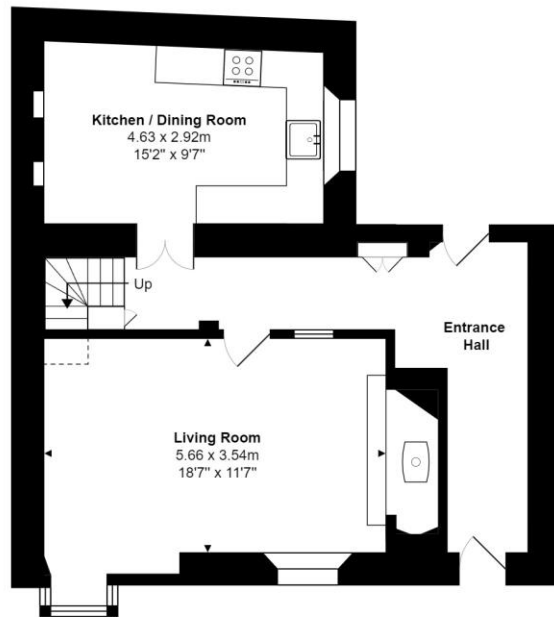
(What3words: [///instant.tile.punctuate](https://www.what3words.com/instant.tile.punctuate))



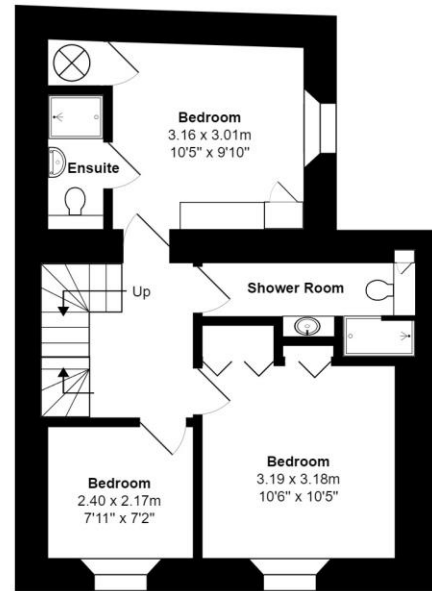


Total Area: 137.7 m² ... 1482 ft²

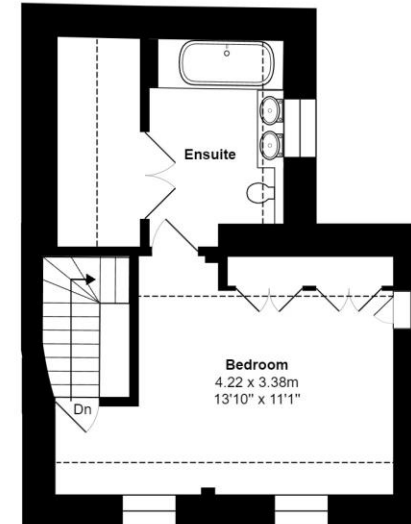
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Second Floor

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