



South Pavenhill Farm, Upper Pavenhill, Purton, Swindon, Wiltshire, SN5 4DQ



Attractive Grade II listed farmhouse and adjoining farmyard  
Substantial accommodation with an abundance of character throughout  
5 bedrooms  
3 reception rooms

Traditional farmhouse style kitchen/breakfast room

Mature gardens of over ½ acre  
Extensive outbuildings for renovation  
Excellent scope and potential  
4.69 acres by separate negotiation  
Far-reaching rural views



01666 840 886  
jamespyle.co.uk



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

**Guide Price: £1,100,000**

Approximately 3,221 sq.ft excluding outbuildings,  
cellar and attic

‘A large and tastefully presented listed farmhouse together with an adjoining farmyard and well-established gardens offering privacy and far-reaching views. The period buildings have potential for a variety of uses. Additional land available by separate negotiation.’

## The Property

This period property is a pretty Cotswold stone and brick built traditional farmhouse, dating back to the 16th Century with a plethora of superbly preserved character and sizeable accommodation. Boasting generous room proportions throughout, the principal accommodation extends to around 3,221 sq.ft with the addition of a cellar and attic floor. The charming period features have been sympathetically retained throughout the farmhouse including exposed beams, casement windows, flagstone and parquet flooring, panelling, window seats and traditional fireplaces.

The main accommodation comprises a farmhouse style kitchen with a Sandford Range, a sitting room, a dining hall and an elegant drawing room. On the first floor there are five bedrooms, four of which are

double, a family bathroom and an office accessed by a separate staircase. The attic floor offers scope for converting into further bedroom accommodation.

Set within a 0.53 acre plot, the farmhouse is accompanied by an excellent range of outbuildings including a garage, workshop/store and a former granary. The granary is a wonderful two-storey building and individually Grade II listed displaying a wealth of character in its own right with a date stone in the gable reading 1765.

Arranged to the west with delightful elevated countryside views, the gardens are of a good size with the lawned area interspersed with well-established trees leading to a further area within the former orchard garden. There is vehicular access to the side of the farmhouse leading to the gravel forecourt beside the outbuildings. There is a former nissen hut



and additional vehicular access via the orchard garden.

The farmyard and buildings located to the rear of the farmhouse are considered to have some longer-term development potential and are highlighted in blue on the accompanying plan. There is separate vehicular access into the yard and the extensive range of buildings include workshops, open stores and former stables.

Located a short distance from the farmhouse, there is approximately 4.69 acres of pastureland which could be available by separate negotiation.

## Situation

The property is located on the rural edge of Purton and forms part of a larger farm which is being sold due to retirement.

Purton is thriving large village which lies about 3 miles north of the M4 from J16 amidst delightful Wiltshire countryside. The village is well served by a number of local shops and amenities with two convenience stores, an organic farm shop, a library, doctors, dentist, a veterinary surgery and a primary school as well as a number of independent shops, pubs and restaurants. The village has an excellent primary school and is within the catchment for the popular Braydon Forest School. The larger town of Royal Wootton Bassett has further facilities and is just 5 miles away whilst the commercial centre of Swindon with its mainline train station is located about 6 miles away. The M4 provides convenient access to London, Bristol and Bath whilst the village is also within easy reach of the A417/A419 to Cirencester and Cheltenham and the M5 motorway.

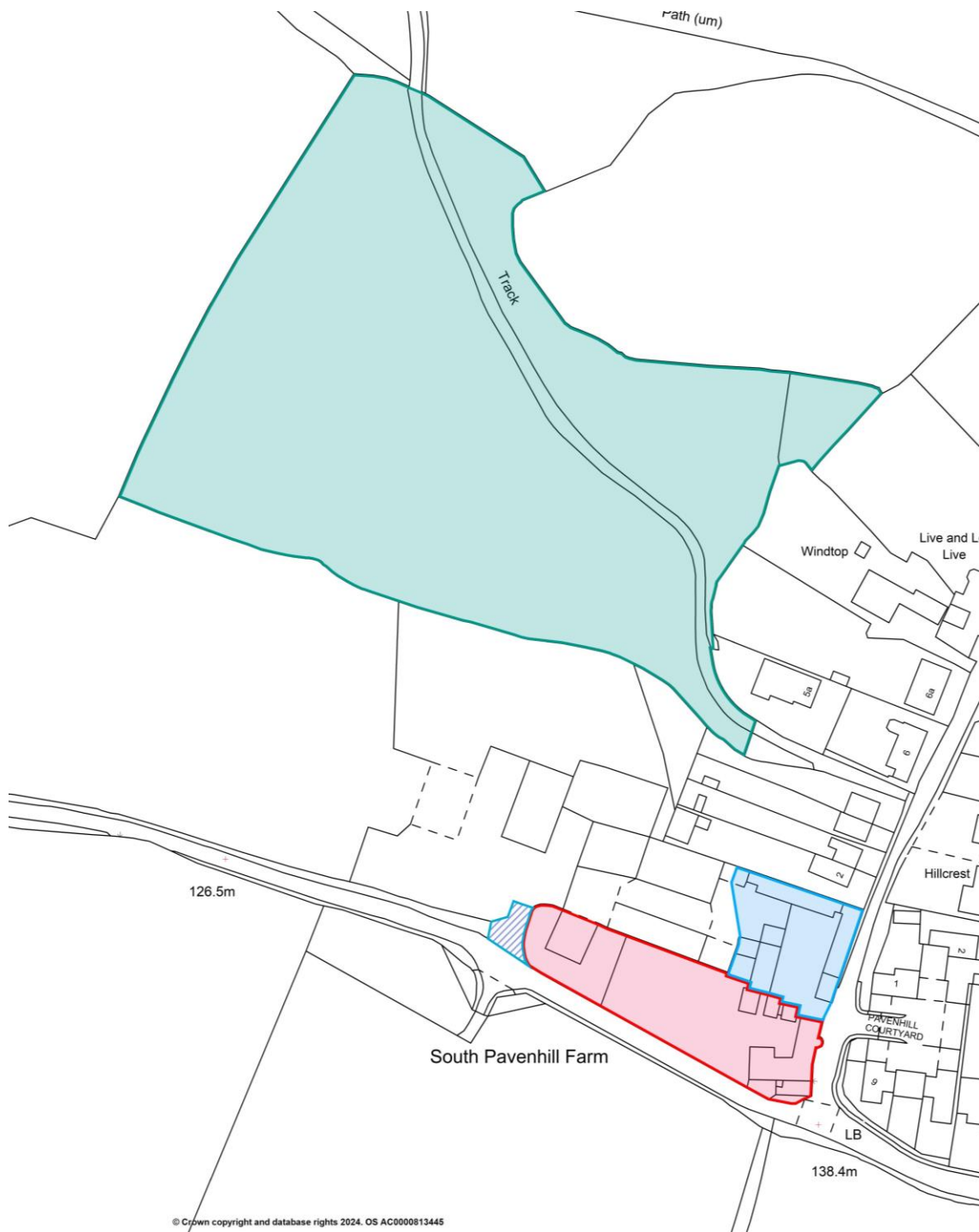












## Additional Information

The property forms part of a larger farm which is being sold due to retirement. Nearby there is approximately 4.69 acres of pasture with a vehicular access which is available by separate negotiation as shown in green on the plan.

The property is Freehold with oil-fired heating, private drainage, mains water and electricity. Ultrafast 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 G. A right of way will be retained over the area hatched in blue.

## Directions

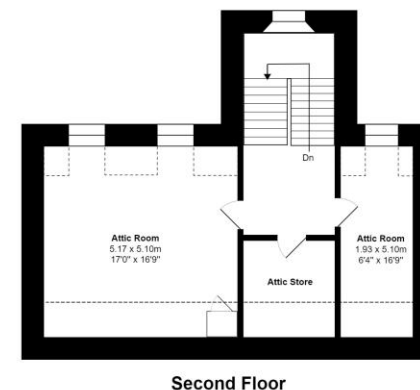
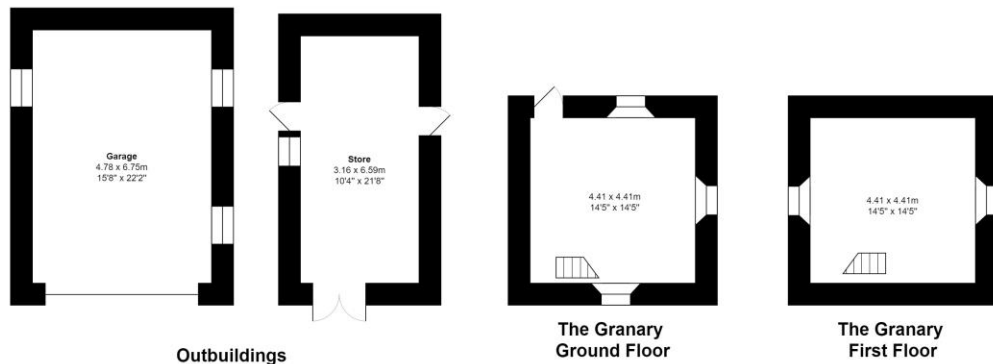
From the B4696 Braydon Road between Ashton Keynes and Wootton Bassett, take the turn towards Purton and after a mile or so, climb the hill into Purton and Pavenhill and at the top of hill, just as you enter Pavenhill, the farmhouse is located on the left hand side. For the purpose of viewings, please park behind the farmhouse in the rear farmyard.

## POST CODE: SN5 4DQ

What3Words: [///storage.deputy.currently](https://www.what3words.com/#!/storage.deputy.currently)

**Viewings:** strictly by appointment only via James Pyle & Co.

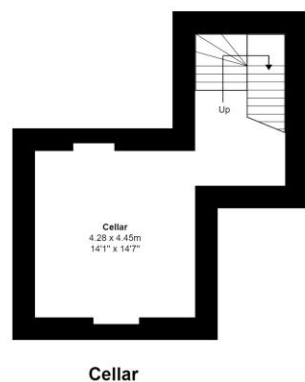




Main House Area: 299.3 m.sq. ... 3221 sq.ft. (excluding cellar and attic)

Total Area: 496.7 m<sup>2</sup> ... 5347 ft<sup>2</sup>

All measurements are approximate and for display purposes only



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

**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