



Barrow Farmhouse, Langley Burrell, Chippenham, Wiltshire, SN15 5LL

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



Guide Price: £800,000

Approximately 2,637 sq.ft excluding outbuildings

‘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.

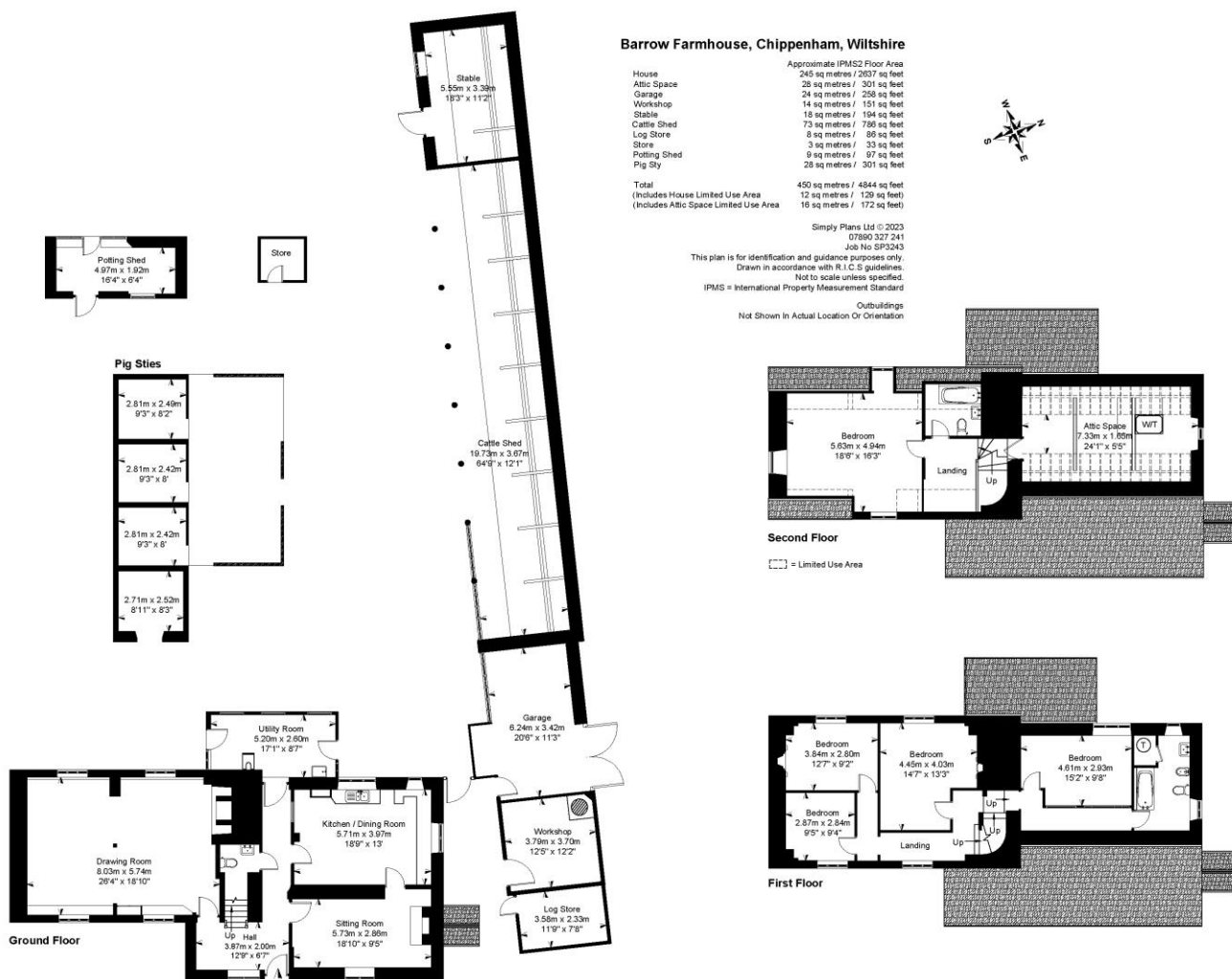
Directions

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 5LL

What3words: ///questions.pocket.proven





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