



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

Attractive Grade II listed farmhouse
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
A range of superb outbuildings
Excellent scope and potential
Land/Buildings by separate negotiation
Far-reaching rural views



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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

Guide Price: £900,000

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

‘A large and tastefully presented listed farmhouse in well-established gardens offering privacy and far-reaching views. The period buildings have potential for a variety of uses. Additional land and buildings are 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.

Located a short distance from the farmhouse, there is approximately 4.69 acres of pastureland which could be available by separate negotiation. The farmyard and buildings located to the rear of the farmhouse are considered to have some longer-term development potential, however, offers may be considered to sell the yard and buildings, highlighted in blue on the accompanying plan, by way of a separate negotiation.

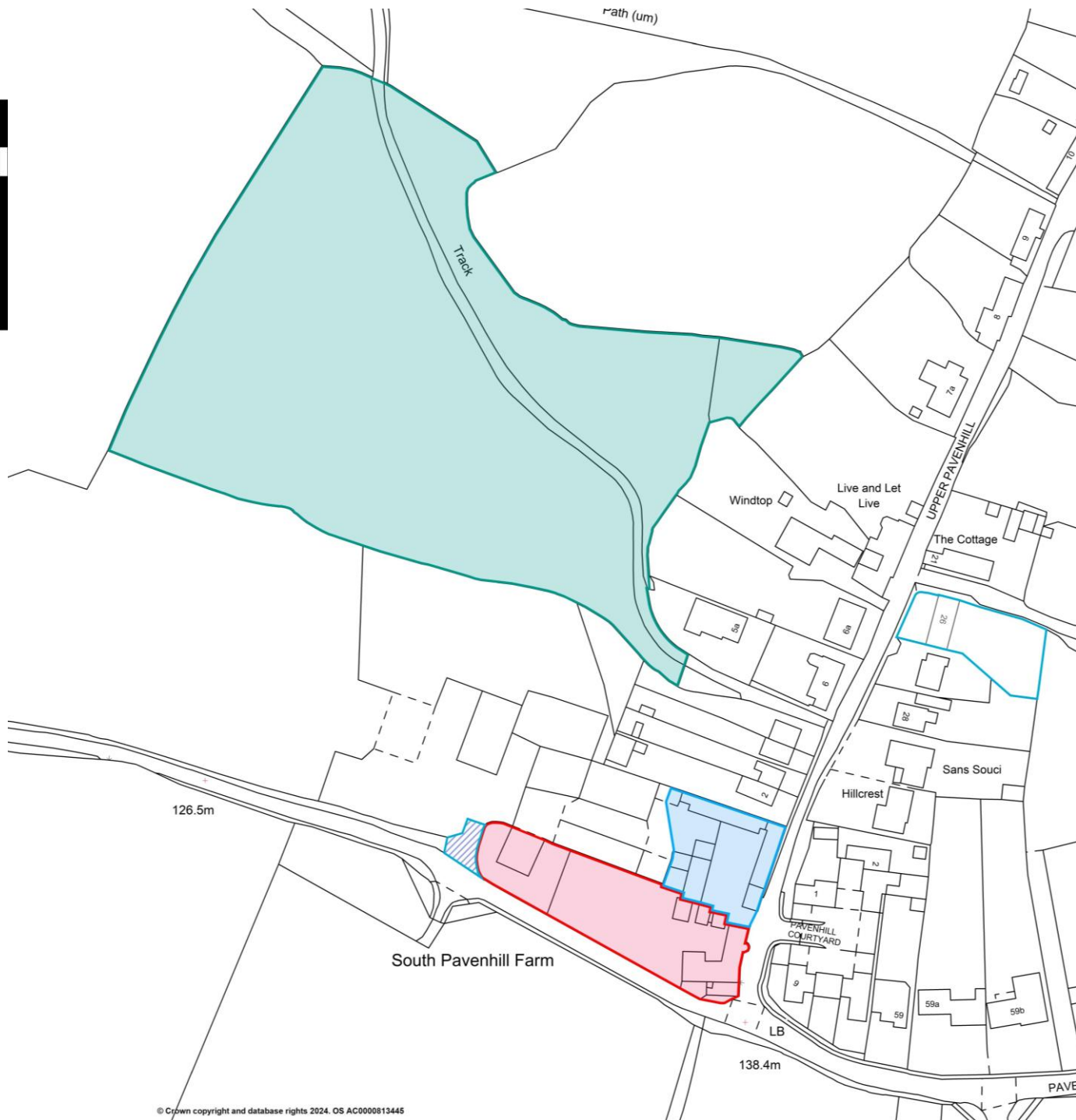
Situation

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. The farmyard and buildings located to the rear of the farmhouse are considered to have some longer-term development potential, however, offers may be considered to sell the yard and buildings highlighted in blue on the accompanying plan by way of a separate negotiation. Nearby there is approximately 4.69 acres of pasture with a vehicular access, also 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.

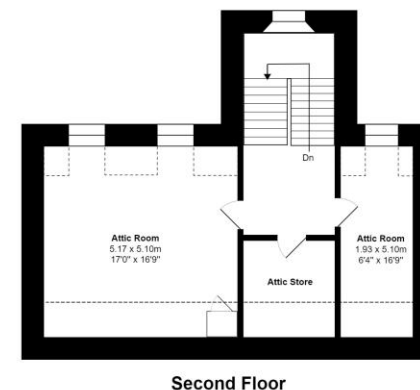
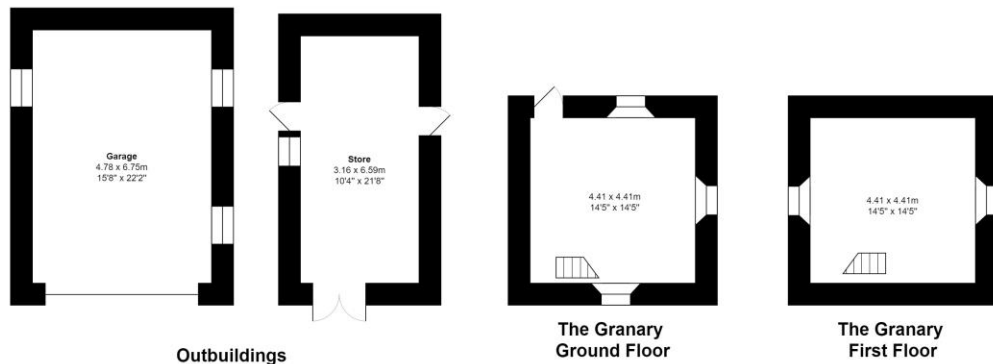
Directions

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)

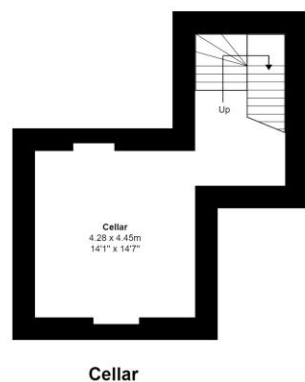
Viewings: strictly by appointment only via James Pyle & Co.



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

Total Area: 496.7 m² ... 5347 ft²

All measurements are approximate and for display purposes only



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