



Court Cottage, Market Place, Castle Combe, Chippenham, Wiltshire, SN14 7HT

Grade II Listed period cottage
Stunning interior renovated to an impeccable standard
Impressive professionally landscaped garden
2 bedrooms
Charming living room with wood-burning stove
Fitted kitchen
Garage
Immaculately presented
Highly sought-after Cotswold destination village
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: 10927906

Guide Price: £595,000

Approximately 617 sq.ft excluding garage

‘A meticulously renovated period cottage with a stunning interior together with a professionally landscaped garden’

The Property

Court Cottage is a simply stunning period cottage set within an outstanding position overlooking the quintessential Market Place in the very heart of the world-famous Cotswold village of Castle Combe. Grade II Listed and dating back to the 17th Century, the cottage adjoins the former Court House and is believed to have been the village constable's residence. In modern times, the current owners have undertaken a very impressive renovation sympathetically restoring the cottage's beautiful period features with a meticulously high level of detail. Other upgrades include re-wiring, a new external boiler, oil tank and radiators.

The Neptune designed interior is impeccably presented throughout and ready to move straight into. The accommodation is arranged over two floors extending to around 617 sq.ft. The ground floor opens to a living room featuring a stone fireplace with a Jotul wood-burner inset, oak flooring, and reclaimed

shutters framing the mullion window. Steps lead down to a versatile rear lobby which houses the laundry appliances and offers a desk area in which to work from. The kitchen is well-fitted and sits beside a storage area and the bathroom. Upstairs, there are two double bedrooms. The main bedroom enjoys a charming outlook across the Market Place and the church.

The gardens of Court Cottage are equally as impressive as the interior and provide a secluded tranquillity to truly delight in. Designed by RHS Gold Medallist Louise Bastow, the gardens feature a melody of traditional cottage perennials and David Austin roses framing two lawns against the wooded valley backdrop. Adjoining the rear of the cottage is a pea gravel seating terrace. At the far end of the garden lies a Heritage potting shed. The cottage has the great advantage of a garage which provides private parking located just a moment's walk away in the Old Stable Yard.



This idyllic cottage is presented to a turn-key standard, available chain free and could be sold fully furnished, subject to negotiations. The cottage also has the benefit of being possibly enlarged if desired with planning permission granted in 2022 (now lapsed) to create a rear extension.

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.

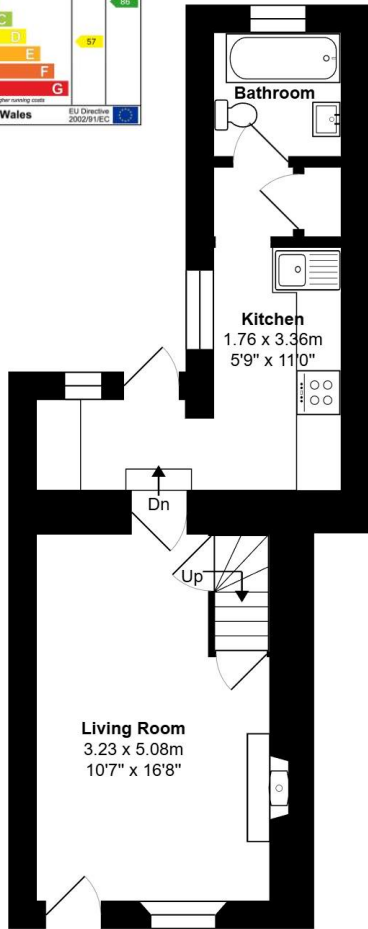
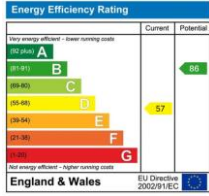
Additional Information

The property is Freehold with a flying-freehold. Oil-fired central heating, mains drainage, water and electricity. The property is Grade II Listed, located within the Cotswold Area of Outstanding Natural Beauty and a Conservation Area. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Wiltshire Council Tax Band D.

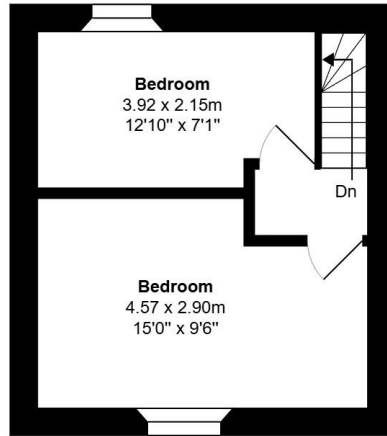
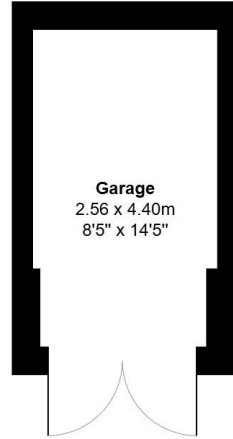
Directions

From the North via the B4039, turn towards the village and drop down the hill into Castle Combe. The cottage is located within the market place on the left hand side.
Postcode SN14 7HT
What3words: ///little.flock.honeybees





Ground Floor



First Floor

Total Area: 57.3 m² ... 617 ft² (excluding garage)

All measurements are approximate and for display purposes only



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