



Beautiful  
7 Bedroom  
Country House  
in Castle Combe

£4,500 PCM

The Weavers House  
Water Lane  
Castle Combe  
SN14 7HX



Victoria Allman  
lettings

- Grade II Listed country house
- Picturesque riverside setting
- 1.65 acres of magnificent grounds
- Highly sought-after location
- Extensive accommodation of around 5,744 sq.ft.
- 7 bedrooms
- 5 reception rooms
- Double garage, carports and generous private parking
- EPC Rating E
- Council Tax Band H (Wiltshire)



7



4



5



E

## SUMMARY

Privately located in the very heart of the highly sought-after and quintessential Cotswold village of Castle Combe, The Weavers House is a substantial 17th-century Cotswold stone detached country house set within approximately 1.65 acres of delightful riverside gardens.

Grade II Listed, the property is significantly important within the village commanding the optimum position on Water Lane, the most photographed street of Castle Combe and the subject of many film locations. Originally, the house was three cottages, now combined and sympathetically extended since to create a magnificent 7 bedroom home.

Available on a long-term let from early July.

## DESCRIPTION

The Weavers House offers extensive accommodation with some seven bedrooms, four bathrooms and five generous reception rooms, in all extending to around 5,744 sq ft. The property has been re-roofed in recent years and thoroughly refurbished with up to date fixtures and fittings throughout. The versatility of the accommodation offers the potential for independent living areas.

Even with the enviable postcard setting, the property benefits from a good degree of privacy set away from the hustle and bustle behind a privacy gate with well-established planting offering an excellent degree of seclusion. There is an integral double garage in addition to further carports and ample private parking for numerous vehicles – a rarity within the village.

The grounds of Weavers House are a spectacular haven to enjoy nestled against the valley backdrop and facing entirely south. The well-tended formal walled garden opens to an extensive paddock beyond.

## LOCATION

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 is the Manor House Hotel with its Michelin star Bybrook restaurant and 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. There is an excellent road link to the M4 (Junction 18 7.5miles) and Bristol and Bath. Fast trains from Chippenham can reach London-Paddington in 75 minutes.



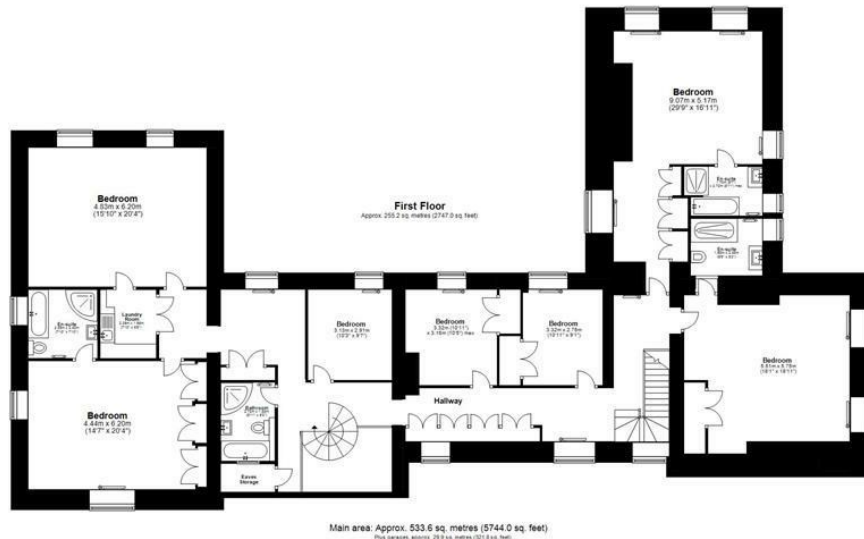


View from The Weavers House into Castle Combe village





View from the back garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS

Approaching from the north via the B4039, turn towards the village and drop down the hill into Castle Combe passing the market cross continuing south. Before the bridge, bear left into Water Lane through the residents only barrier and locate the property at the end of the lane directly in front.

Postcode: SN14 7HX

What3Words:

///void.riverside.regress

## CONTACT

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## REQUIRED INFORMATION

We understand the property has mains electricity and water, mains drainage and oil-fired central heating. Superfast broadband is available in this area; mobile coverage is classed as variable outdoors – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, and other restrictions. The property is situated within an area identified as being at risk of flooding, and has experienced flooding within the last five years.



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