



JAMES PYLE & Co.



**Palm Cottage, Upper Castle Combe, Chippenham, Wiltshire, SN14 7HD**

Detached 17th Century Cotswold stone cottage  
Wonderful character features  
Mature gardens and 0.56 acre paddock  
4 bedrooms, 3 bathrooms  
3 reception rooms and conservatory  
Off-street parking  
Lovely countryside outlook  
Idyllic 'good life' opportunity  
0.7 mile outside of Castle Combe



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £950,000**

Approximately 2,292 sq.ft

‘Offering a wonderful countryside lifestyle, this charming detached period cottage offers around 2,300 sq.ft. of flexible accommodation with a 0.56 acre paddock and mature gardens’

### The Property

Palm Cottage is a very pretty detached Cotswold stone period cottage situated in a delightful location on the edge of Upper Castle Combe with views over the adjoining paddock and fields. Dating back to the 17th Century, the cottage boasts a wealth of charm and character whilst it is notably not listed. The cottage has evolved over the years with various extensions creating a comfortable family home coupled with excellent 0.79 acre plot offering a wonderful lifestyle opportunity for the ‘good life’.

The cottage extends to around 2,292 sq.ft. with a versatile layout suitable for a range of needs. The ground floor includes a delightful country kitchen/breakfast room with a beamed ceiling and connects to a rear conservatory overlooking the gardens and paddock. There are three reception rooms comprising a living room with an inglenook fireplace, cosy snug with a bay window, and a dining room. There is also a utility room, pantry, and downstairs bathroom. On the first floor, there are three bedrooms consisting of

two doubles and a single. In addition, there is a further room off the main bedroom which offers space for an office, luxurious dressing room, or potential to be converted into an en-suite. There is a shower room located off the landing. Completing the accommodation there is a flexible bedroom suite located on the ground floor with views over the paddocks complete with an en-suite bathroom.

Externally, the cottage has a private walled parking bay conveniently beside the side door. The gardens wraparound the cottage in various areas including a traditional front garden, wooded area to the side, and a lawned side garden. The paddock is located behind the cottage with its own gated access in from the lane and extends to c.0.56 acres. The paddock has been enjoyed as a private meadow with mowed pathways.

### Situation

Upper Castle Combe is located on the outskirts of the world famous tourist destination and



quintessential village of Castle Combe, famed for its traditional and unspoilt Cotswold cottages and streets. The area is a regular location for the film industry with movie's including 'War Horse' and 'Dr Doolittle'. Castle Combe has 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. Around the village's 14th Century Market Cross centre there is a small hotel, tearooms and a public house. Castle Combe Circuit racetrack is also a major attraction and is situated close by. There is an excellent road link to the M4 (Junction 17, 6 miles, and Junction 18, 7.5 miles) and Bristol and Bath. Fast trains from Chippenham can reach London Paddington in as quick as 63 minutes.

### Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. There are four titles for the

property. 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 F.

### Directions

From the north along the B4039, pass the turning to Castle Combe and continue into Upper Castle Combe. Follow the road bend to the left and take the next left hand turn to locate the cottage on the left.

Postcode SN14 7HD

What3words: ///applied.built.viewer



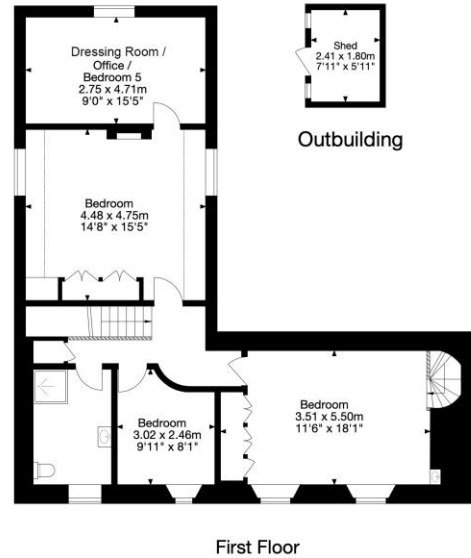
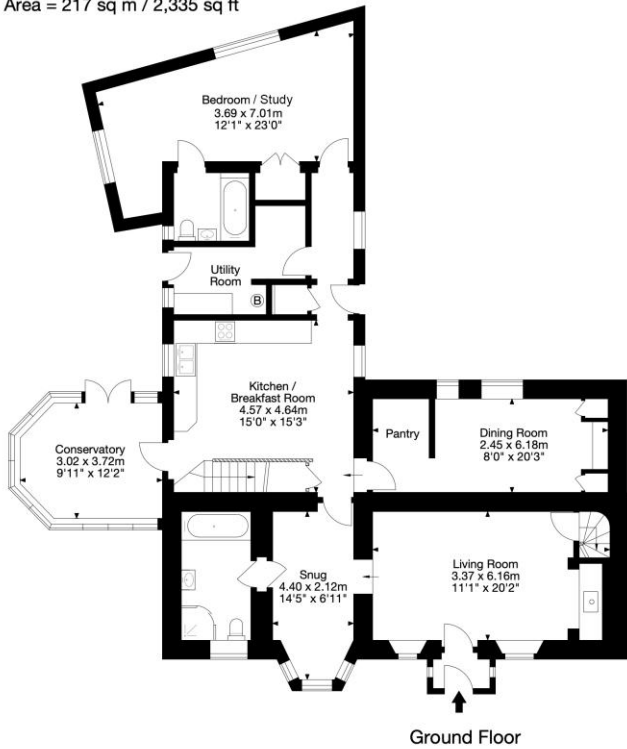
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Gross Internal Area (Approx.)

Main House = 213 sq m / 2,292 sq ft

Outbuilding = 4 sq m / 43 sq ft

Total Area = 217 sq m / 2,335 sq ft



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	73
(55-68) <b>D</b>	
(38-54) <b>E</b>	52
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

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