



JAMES PYLE & CO.



Church Farm House, Park Lane, Ford, Chippenham, Wiltshire, SN14 8RN

Magnificent Grade II Listed farmhouse
Substantial accommodation with
wonderful character
5 bedrooms, 3 bathrooms
3 reception rooms

Kitchen/dining room with underfloor heating
Large garden and private parking
Cotswold village setting with a pub
Picturesque wooded backdrop
Potential to upgrade and improve



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £895,000

Approximately 3,307 sq.ft

‘Nestled within the Cotswold village of Ford occupying a large 0.41 acre plot against a beautiful woodland backdrop, a substantial historic farmhouse with magnificent character’

The Property

Church Farm House is a very handsome historic detached house situated within the Cotswold village of Ford, just 10 miles from Bath and 2 miles outside of Castle Combe. With an imposing gothic panelled front door and stone gabled frontage, the farmhouse was constructed in the 17th Century and is Grade II Listed steeped in wonderful character showcasing features such as stone mullion windows with hood-moulds, magnificent exposed beams, charming timber winder staircases, and traditional fireplaces. The accommodation has been the subject of reconfiguring and updating in modern times while there is plenty of further scope for the new owners to put their stamp on it and continue undertaking modernisation and other improvements.

The substantial accommodation is superbly proportioned throughout and extends to around 3,300 sq.ft. across three floors. The ground floor includes a remodelled kitchen/dining room designed as open plan with bi-folding doors connecting to the garden and providing a lovely outlook. The kitchen has modern upgrades including underfloor heating and appliances

including a Quooker tap, induction hob, Neff oven and grill, fridge, dishwasher, and an Everhot. The reception spaces centres around an impressive living room with sash windows and panelled shutters and a fireplace at the focal point. This room is open to a second reception room also with a characterful fireplace feature. Completing the main ground floor areas is a study, large utility room, a pantry adjoining the kitchen, and a downstairs WC. Additionally, at the rear there is a boot room and a versatile workshop/store. On the first floor, there are four double bedrooms, two bathrooms, and an en-suite to the principal bedroom. Occupying the top floor is an outstanding large bedroom with high timber vaulted ceiling and stone wall features, plus underfloor heating. Adjoining this bedroom is a attic room which has potential to be converted into an en-suite, subject to the necessary consents.

Church Farm House sits within a large 0.41 acre plot with a picturesque wooded backdrop and a quaint bubbling brook running alongside. The property is set behind Cotswold stone walling and a driveway to the side of the house provides private parking. The garden lies to the rear and is level predominately laid to lawn.



Situation

Ford is a picturesque village within a valley setting surrounded by beautiful Cotswold countryside and a little brook meandering through the heart. The village has a popular pub The White Hart and is an excellent location for countryside walking routes. A footpath is available from immediately outside the cottage which follows a stunning route to Castle Combe, the famous Cotswolds destination famed for its unspoilt quintessential streets and has a Michelin star restaurant and golf club in addition to other cafés and pubs. Ford is located approximately 4 miles from the market towns of Chippenham and Corsham, and 10 miles from Bath city, which have an excellent range of facilities and school options. Both Chippenham and Bath have mainline train stations (Paddington in under 70 minutes). The larger villages of Biddestone and Yatton Keynell are some 2 miles away offering superb amenities between them including a popular primary school, two pubs, a post office/store, doctors surgery, and sport clubs including tennis and cricket.

Both Bristol and the Georgian heritage city of Bath are accessible within 30 minutes. The M4 motorway (Junctions 17 & 18) provides fast road access to

London, Bristol, Swindon, the M5 and the South West.

Additional Information

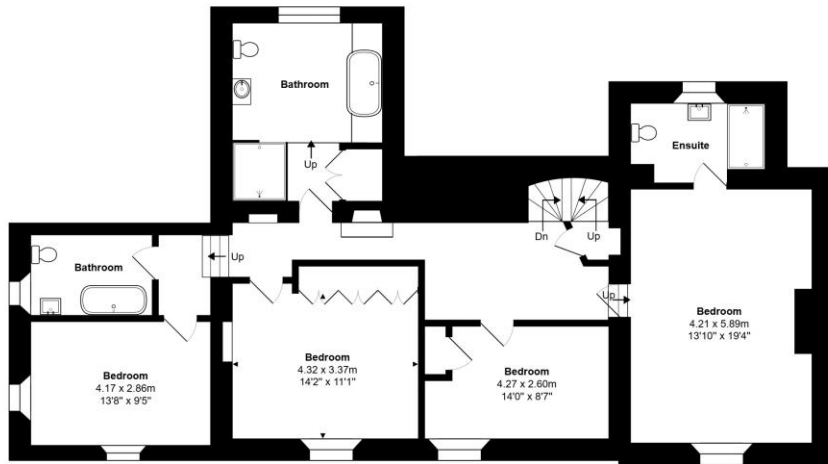
The property is Freehold with oil-fired central heating, a recently updated private sewage treatment plant, mains water, and electricity. The property is Grade II listed located in the Cotswold Area of Outstanding Natural Beauty and a conservation area. Ultrafast broadband is available. For detailed information on mobile phone coverage and broadband availability, please refer to the Ofcom mobile and broadband checker website. Wiltshire Council Tax Band G.

Directions

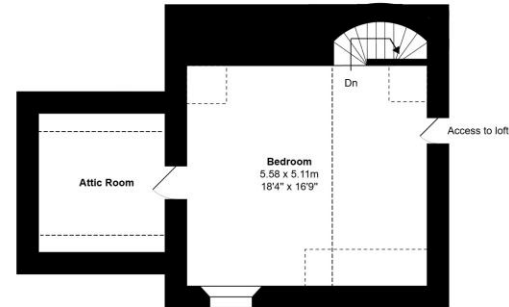
From Chippenham follow the A420 towards Marshfield. After 3.5 miles, descend into the village of Ford and take the second right hand turn into Park Lane. The property is then located on the right hand side.

Postcode SN14 8RN
What3words: ///newly.music.attending

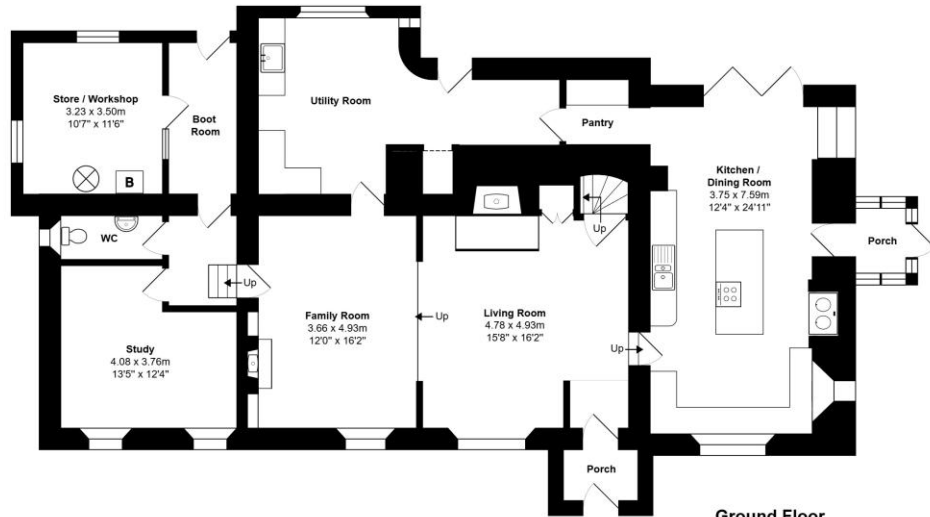




First Floor



Second Floor



Ground Floor



Total Area: 307.2 m² ... 3307 ft² (excluding attic room)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-66) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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