



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



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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: £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

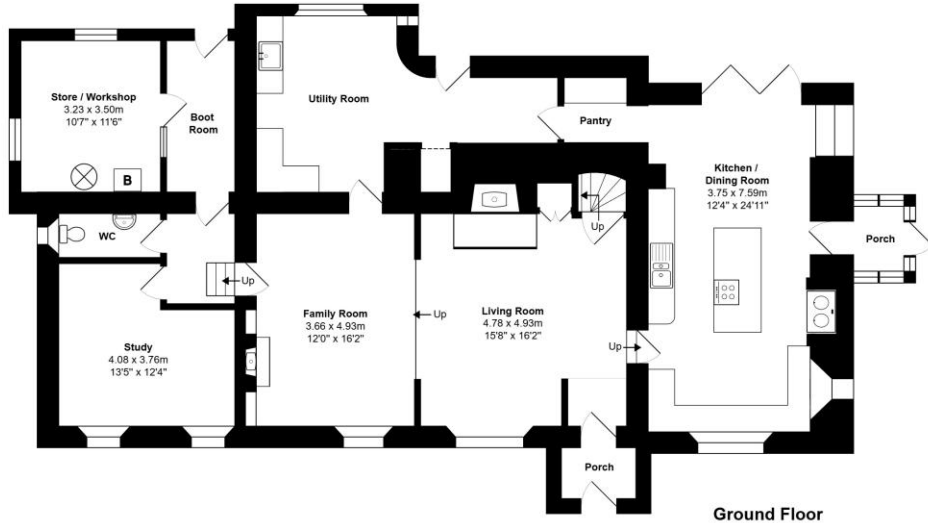
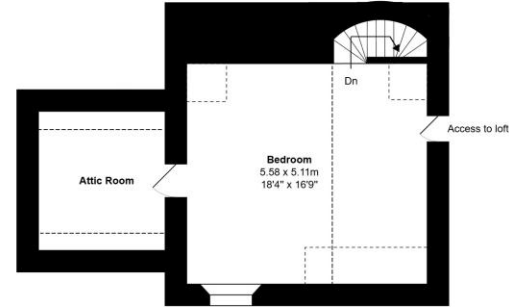
The property is Freehold with oil-fired central heating, a recently updated private sewage treatment plant, mains water, and electricity. The property is Grade II listed located in the Cotswold Area of Outstanding Natural Beauty and a conservation area. Ultrafast broadband is available. For detailed 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





Total Area: 307.2 m<sup>2</sup> ... 3307 ft<sup>2</sup> (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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-66) <b>D</b>		71
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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