



JAMES PYLE & CO.



Braydon Farm Cottage, Leigh, Swindon, Wiltshire, SN6 6RQ

Superb equestrian property
 Beautiful period home with character features
 5 bedrooms, 2 bathrooms
 2 reception rooms and garden room
 Kitchen/family room
 Well-equipped stable yard
 Workshop, office and studio
 Further outbuildings
 Full-sized arena
 In all about 7.81 acres



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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: £1,450,000

Approximately 2,916 sq.ft excluding outbuildings

‘A superb equestrian property, rurally located with a delightful detached period five bedroom house with approximately 7.8 acres’



The Property

Approached over a tree-lined driveway, Braydon Farm Cottage is a charming detached period home ideally situated for an equestrian lifestyle. This spacious property reaches just shy of 8 acres, featuring a superb stable yard, a full-size manege and various other practical outbuildings.

The cottage itself is surprisingly generous, having been thoughtfully extended over time. It presents well-maintained character accommodation extending to a gross internal area of 2,579 sq.ft (excluding the garden room). The interior boasts a large 26' drawing room complete with a large fireplace with wood burning stove, a separate dining room, and a stylish kitchen/family room that has been fitted with custom-built units. Adjacent to the kitchen is a large boot/utility room for everyday convenience. Ascending to the first floor, there are five bedrooms and two well-appointed bathrooms, with one end of the house cleverly arranged as a private principal suite. Throughout the home, exposed beams and original features

blend seamlessly with modern comforts, including double glazing and oil-fired central heating.

Outside, a generous gravelled driveway provides ample parking, while the large lawned garden to the rear is perfect for entertaining and family activities. This area sits alongside strategically placed seating areas ideal for enjoying sunsets. Furthermore, a former workshop has been thoughtfully converted into a studio/home office, complete with broadband connectivity.

The extensive grounds cover approximately 7.81 acres, primarily divided into landscaped gardens, three distinct paddocks and two yards. The gated main stable yard includes four stables, a hay barn, various storage areas and a range of buildings that have been further enhanced into a tack room, office (also with a broadband connection) and a workshop. The full-size school/manege (60 x 20 metres) features a Martin Collins surface and is conveniently located behind the stable yard. An additional yard, bordered by fencing, houses two open-fronted

barns, offering potential for garaging, horse shelters or further outbuilding space.

Situation

Situated in a rural and private location, Braydon Farm Cottage is located on the edge of Leigh, a small hamlet situated between the North Wiltshire village of Minety and Cricklade just south of Ashton Keynes and the well-known Cotswold Water Park. The property is surrounded by farmland and is located down a long private drive. A convenient location, Leigh is well located for easy access to Cirencester, Swindon, Malmesbury and the M4. The nearby popular village Ashton Keynes has a primary school, shop and pub. Minety also has a primary school and shop. Cricklade has a delightful market town feel and good range of everyday shopping needs and services including a preparatory school. The property is surrounded by fields and countryside with access to a bridle path network and there are further hacking routes within the Cotswold Water Park and byways.

Additional Information

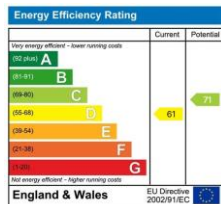
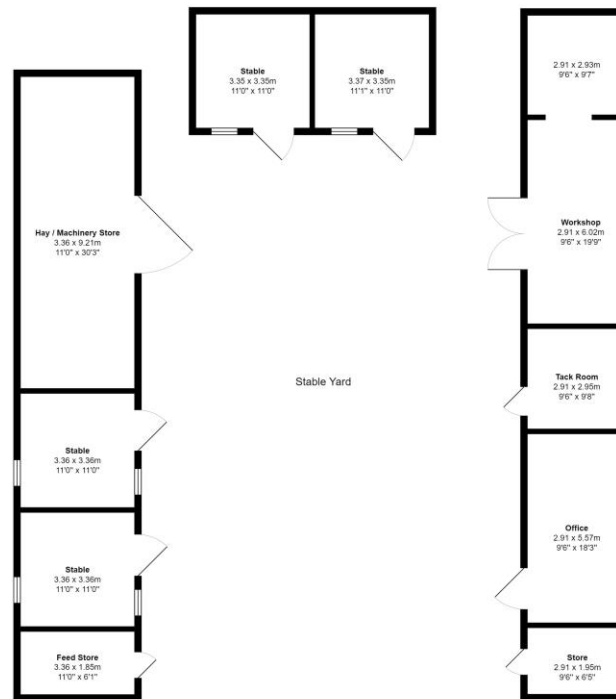
The property is Freehold with oil-fired central heating, private drainage with a Biodisc treatment plant, mains water and electricity. Ultrafast broadband is available with Gigaclear connected. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile phone coverage. Wiltshire Council Tax Band G. A public footpath passes north to south alongside the far western boundary. Agent note, some of the marketing images were taken in 2020.

Directions

From Cricklade, follow the B4040 towards Malmesbury. Proceed through Leigh and take the left hand turn at the traffic lights crossroad. Shortly afterwards, locate the drive to Braydon Farm Cottage as signed on the right-hand side.

Postcode SN6 6RQ
 What3words: ///reforming.dote.fishnet





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