



JAMES PYLE & CO.

The Old Byre, Sevington, Chippenham, Wiltshire, SN14 7LD

Stunning detached barn conversion
 0.8 acres of beautiful gardens
 Substantial, characterful accommodation
 3 double bedrooms
 Large drawing room
 Stylish, bespoke fitted kitchen/breakfast room
 Versatile mezzanine floor
 Air source heat pump system
 Private parking and garaging



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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: 08184953

Price Guide: £995,000

Approximately 2,189 sq.ft excluding garage

‘Set within beautiful gardens extending to about 0.8 acre, an exceptional detached barn conversion offering around 2,190 sq.ft of stunning character accommodation’

The Property

The Old Byre is an exceptional natural stone barn conversion situated in the rural hamlet of Sevington near Grittleton. The barn is set within the most beautiful, landscaped gardens of nearly an acre.

Sympathetically converted in 2002, the barn displays magnificent character throughout and is finished to a high standards including an updated air source heat pump which benefits from the remainder of a RHI grant generating around £1,750 p/a. The substantial accommodation extends to around 2,190 sq.ft and includes an entrance lobby with cloakroom off. The impressive kitchen boasting a high vaulted ceiling was refitted in 2022 with a bespoke handmade Kessler Kitchen with Dekton worktops finished in black stone. There are a range of integrated appliances including a full height fridge, combination oven/microwave, dishwasher, and a WiFi activated oven and hob. Adjoining the kitchen there is a utility room with access into the garage.

At the heart of the home there is a stunning drawing

room with a galleried mezzanine above. Glazed doors open to the garden and there is a cosy wood-burning stove. Stairs lead up to the mezzanine floor which incorporates a separate office. There are three/four bedroom accommodation (three plus dressing room currently) situated on the ground floor, a family bathroom, a bespoke-fitted dressing room/bedroom 4, and an en-suite bathroom to the main bedroom.

There is ample parking on the driveway where there is also access to the garaging. The garden has been the subject of much time and devotion creating an idyllic, private haven landscaped into various areas. A large patio terrace adjoins and has been designed with a covered pergola with heating, lighting and a stone-built BBQ cover. The principal garden has a block-paved terrace leading onto slate stone paths which meander through vibrant, well-stocked flower beds. A central lawn features a wooden pavilion style gazebo and beyond is a vegetable garden featuring raised beds, a greenhouse and timber shed. A five-bar gate opens to the side garden which is an enchanting private arboretum.



Situation

Sevington is a pretty hamlet situated between Grittleton and Yatton Keynell. The popular village of Grittleton has amenities including The Neeld Arms public house, church, tennis and cricket clubs. Yatton Keynell is an excellent and sought-after village located on the edge of the Cotswolds within a conservation area. The village has a range of amenities including a post office & village shop, doctor's surgery, two churches, village hall, The Bell Inn public house and a primary school. Nearby is the quintessential Cotswold village of Castle Combe famous for its unspoilt character, fine hotel and golf club. The market town of Chippenham is only 4 miles away for a further range of facilities, and both Bath and Bristol are within a 30 minutes' drive. There are frequent inter-city train services at Chippenham and the M4 (Junction 17) is about 5 minutes' drive away providing access to London, the south and the Midlands.

Additional Information

We understand the property is freehold with air

source heat pump central heating, a sewage treatment plant shared between 4 properties, mains water and electricity. The property is located within a conservation area. Standard broadband is available and there are some limitations to 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

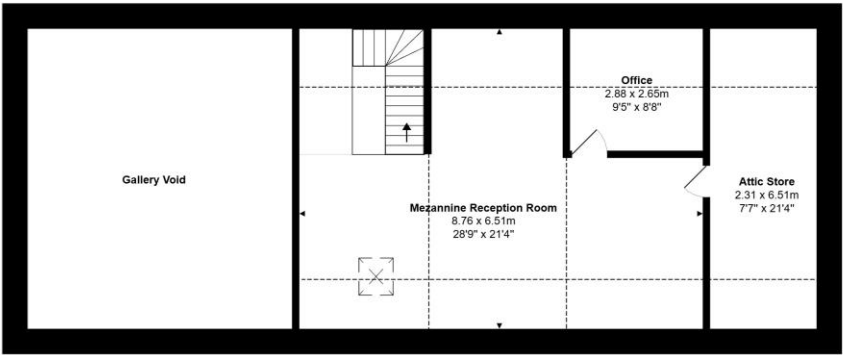
From Grittleton crossroads by Grittleton House, head south towards Yatton Keynell. Pass over the bridge and take the left hand turn at the crossroads to Sevington. Proceed into Sevington and locate the property as the first on the left hand side.

Postcode SN14 7LD

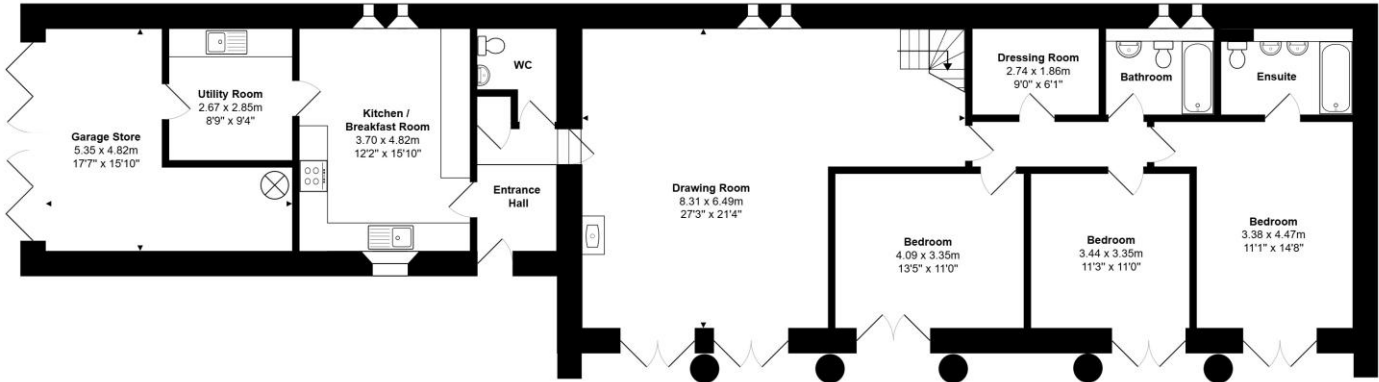
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



First Floor



Total Area: 203.3 m² ... 2189 ft² (excluding garage, void and attic store)

All measurements are approximate and for display purposes only

Ground Floor



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