



Connells

Paddock Barn The Gibb
Castle Combe CHIPPENHAM

Paddock Barn The Gibb Castle Combe CHIPPENHAM SN14 7LH

for sale
£1,600,000



Property Description

Set within the idyllic hamlet of The Gibb, in the heart of the Cotswolds, Paddock Barn is a unique residential property comprising a charming house plus a characterful detached annexe. Enjoying a peaceful rural position surrounded by open countryside, the property offers versatile accommodation ideal for multi-generational living, guest accommodation or home working.

The main house provides comfortable and well-proportioned living space with three reception rooms and separate kitchen/dining room and utility room. The property benefits from four double bedrooms, 2 ensembles and a family bathroom all recently renovated to a high standard. The additional detached annexe/cottage adds further flexibility, retaining much of its original character with features such as exposed beams, vaulted ceilings, and an abundance of natural light. Together, the buildings create a distinctive home that successfully blends traditional charm with practical modern living.

Externally, the property is complemented by attractive outdoor space covering 2.62 acres of land, perfect for entertaining or enjoying the surrounding rural views, with a strong sense of privacy and tranquillity. Despite its quiet setting, the property is conveniently located for access to Castle Combe village, as well as Chippenham, Bath and the M4 motorway.

Paddock Barn represents a rare opportunity to acquire a house with a converted outbuilding situated in one of Wiltshire's most desirable countryside locations.

Ground Floor

The ground floor opens with a bright and welcoming entrance hall that leads into a stunning vaulted kitchen/dining room, complete with bespoke cabinetry, premium appliances and a central island. A generous utility room adds everyday convenience, while the sitting room- featuring a wood burning stove and large windows- offers a warm and inviting retreat. A separate family room provides flexible additional living space, ideal for children or guests, and a cloakroom completes the ground floor layout.

Entrance Hall

Sitting Room

24' 6" x 17' 5" (7.47m x 5.31m)

Kitchen/Dining Room

19' 5" x 16' 10" (5.92m x 5.13m)

Utility

17' 5" x 11' 4" (5.31m x 3.45m)

Cloakroom

Family Room

20' 7" max x 19' 9" max (6.27m x 6.02m)

First Floor

Landing

Bedroom One

19' 8" x 11' 7" (5.99m x 3.53m)

Ensuite

Bedroom Two

17' 4" x 10' 2" (5.28m x 3.10m)

Ensuite

Bedroom Three

17' 3" x 11' 6" (5.26m x 3.51m)

Bedroom Four

14' 4" x 8' 1" (4.37m x 2.46m)

Shower Room

Outside

Detached Annexe/Cottage

Providing comfortable and self-contained living space, perfect for guests, extended family, or holiday rental opportunities. It comprises a sitting/dining room, kitchen, two bedrooms, utility room and shower room.

Entrance Hall

Sitting/Dining Room

19' 1" x 14' 8" (5.82m x 4.47m)

Kitchen

9' x 5' 10" (2.74m x 1.78m)

Utility

Shower Room

Bedroom One

14' 7" x 9' 7" (4.45m x 2.92m)

Bedroom Two

10' 4" x 9' 3" (3.15m x 2.82m)

Outside

Approached via gated access, the property features a sweeping driveway with plenty of parking. The private gardens to the rear include a patio and mature planting, providing an ideal entertaining space. Beyond the gardens, the paddocks provide excellent space for equestrian activities or recreational use, all within a private and enclosed setting.

Detached Barn

Providing additional storage.

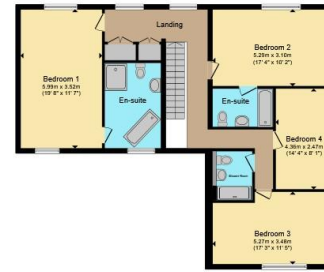








Ground Floor



First Floor



Outbuilding

Total floor area 362.2 m² (3,899 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

EPC Rating: E Council Tax
 Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/CHM305886



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CHM305886 - 0004