



JAMES PYLE & CO



The Old Smithy, Upper Castle Combe, Wiltshire, SN14 7HF

Characterful Grade II listed period cottage
 Good-proportions and ceiling height
 Large oak-framed family/dining room
 2 further reception rooms with fireplaces
 Kitchen/breakfast room
 3 bedrooms with 4th bedroom option
 Bathroom and shower room
 Garage and off-street parking
 Private garden with sunny aspect
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £750,000

Approximately 1,790 sq.ft excluding garage

'Featuring a wealth of character with good ceiling height and room proportions, this Grade II listed period cottage exudes lots of charm'

The Property

The Old Smithy is a historic period cottage situated within Upper Castle Combe. Dating back to approximately the turn of the 18th Century, the cottage is Grade II Listed displaying much of its wonderful period charm including large inglenook fireplaces and exposed timber features. The cottage sits within close proximity of footpaths leading through the picturesque Cotswold countryside to the centre of Castle Combe where there are two pubs and cafes (approx. 10 minutes' walk).

The accommodation boasts good proportions and ceiling height, extending to around 1,790 sq.ft. The current owners have significantly improved the accommodation with the addition of a lovely light-filled oak-framed family/dining room at the rear connecting to a rear patio. The kitchen/breakfast room features a high vaulted ceiling and there is a separate utility room and WC. To the front lies the two traditional reception rooms both with

impressive large inglenook fireplaces. The living of which is particularly spacious with a dual-aspect including a wonderful bay window. Across the hall, the second reception is a versatile room complete with an adjoining en-suite designed in mind for future ground floor bedroom space if required or a guest suite. Upstairs, and accessed via a traditional winder staircase, the first floor comprises three bedrooms and a family bathroom.

Externally, a driveway behind the cottage leads to a garage and private off-street parking. The garage has power connected. The pretty garden wraps around the south and west aspect of the cottage and has a great degree of privacy screened by mature trees. There is a lawn to the side and a large patio seating terrace at the rear.

Situation

Upper Castle Combe is located on the outskirts of the world famous tourist



destination and quintessential village of Castle Combe, famed for its traditional and unspoilt Cotswold cottages and streets. The area is a regular location for the film industry with movie's including 'War Horse' and 'Dr Doolittle'. Castle Combe has the Manor House Hotel with its Michelin star Bybrook restaurant and the golf club which has a Peter Alliss designed 18 hole course, regarded as one of the top 100 in the UK. Around the village's 14th Century Market Cross centre there is a small hotel, tearooms and a public house. Castle Combe Circuit racetrack is also a major attraction and is situated close by. There is an excellent road link to the M4 (Junction 17, 6 miles, and Junction 18, 7.5 miles) and Bristol and Bath. Fast trains from Chippenham can reach London Paddington in as quick as 63 minutes.

Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity.

The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Wiltshire Council Tax Band E.

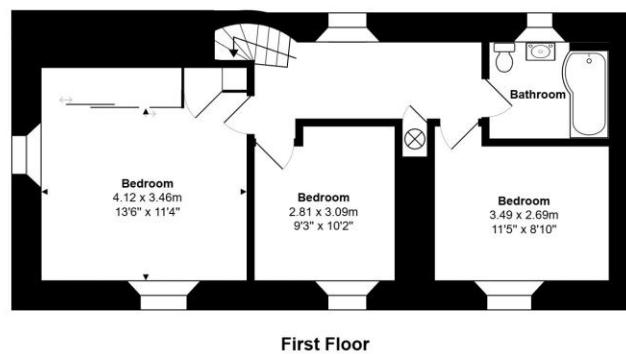
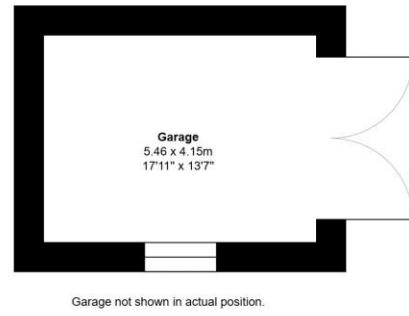
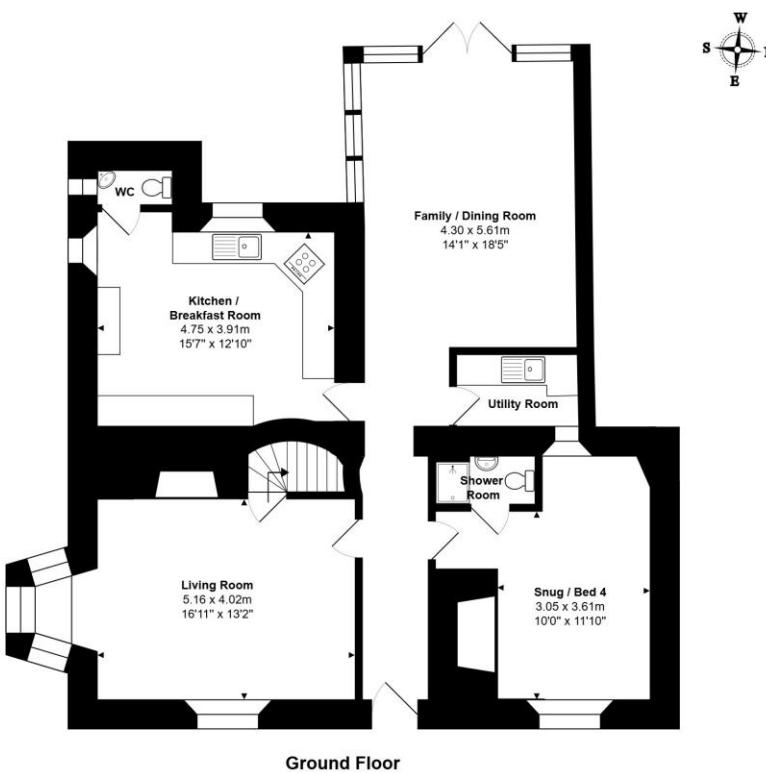
Directions

From the north along the B4039, pass the turning to Castle Combe and continue into Upper Castle Combe. At the bend, locate the property on the right hand side with the driveway to the rear of the cottages.

Postcode SN14 7HF

What3words: //jacket.announce.headlight





Total Area: 166.3 m² ... 1790 ft² (excluding garage)

All measurements are approximate and for display purposes only

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