

North Cottage, Castle Combe, Chippenham, Wiltshire, SN14 7HX

Grade II Listed stone cottage
Highly sought-after Cotswold village
Picturesque setting
2 double bedrooms
2 reception rooms
Bathroom and shower room
Landscaped garden
No onward chain



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £650,000

Approximately 1,088 sq.ft

‘Nestled within a picturesque position in the highly sought-after Cotswold village of Castle Combe, a Grade II Listed cottage with a stunning interior and garden’



The Property

North Cottage is an exquisite period home located in the highly sought-after Cotswold village of Castle Combe. Positioned to the south of the main village, the property occupies a lovely setting against a wooded backdrop while overlooking the quaint stream at the front. Grade II Listed, the cottage was constructed in the 1700s and has been beautifully maintained and presented throughout with recent works undertaken to the roof and a new external boiler installed. The characterful interior boasts many wonderful features with the accommodation spanning over three floors extending to around 1,080 sq.ft.

On the ground floor, there are two reception rooms including a traditional front living room with a charming window seat and an inglenook fireplace complete with wood-burning stove inset. The dining room is filled with natural light through French doors

connecting to the rear garden, whilst the kitchen is positioned to the side and has been thoughtfully fitted with classic country style units. There is a downstairs bathroom with a delightful roll-top bath. On the first floor, a further shower room is located beside a double bedroom. A second double bedroom occupies the entire top floor.

The garden lies to the rear and has been landscaped beautifully incorporating a raised seating terrace, vibrant flower beds, and a raised timber decked hot tub area. For parking, there are various on street and car park options within the village.

Available with no onward chain, the cottage has been used as a successful holiday let in recent years and there is the opportunity to purchase the property fully furnished, subject to negotiations.

Situation

The very pretty South Cotswolds village of Castle Combe is a world famous tourist destination and quaint village famed for its traditional and unspoilt Cotswold cottages and streets. The village is a regular location for the film industry with movie's including 'War Horse' and 'Dr Dolittle'. A short walk from the property there is 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. At the heart of the village is the 14th Century Market Cross, a small hotel and a public house. The nearby racetrack is also a popular attraction. There is an excellent road link to the M4 (Junction 18 7.5miles) and Bristol and Bath. Fast trains from Chippenham can reach Paddington, London in 75 minutes.

Additional Information

The property is Freehold with oil-fired central

heating, mains drainage, water and electricity. The property is Grade II Listed and 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 centre of the village by the market cross, head south and proceed over the bridge. Locate the cottage on the right hand side.

Postcode SN14 7HX

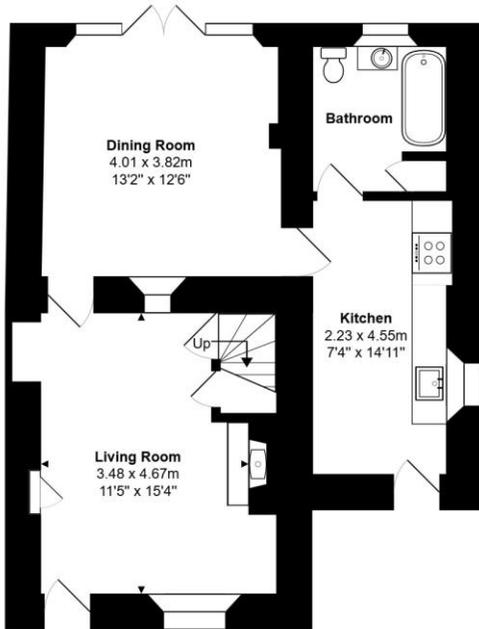
What3words: ///wheels.overheat.manifests



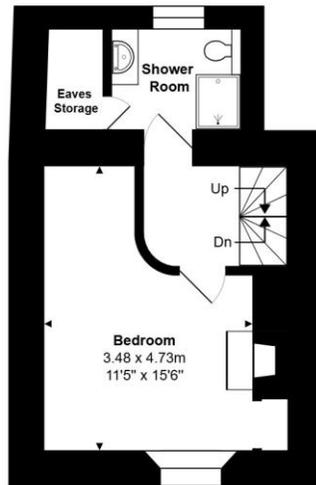


Total Area: 101.1 m² ... 1088 ft²

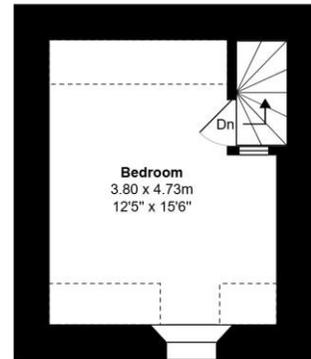
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577