



JAMES PYLE^{CO.}

The Maltings, Upper Castle Combe, Chippenham, Wiltshire, SN14 7HD

Unique 19th Century character home
Grade II Listed former Chapel
Newly converted to an excellent
specification
Underfloor heating throughout the
ground floor
3 bedrooms, 3 bathrooms
Open plan kitchen/living room

Approximately 1,701 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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£1950 pcm

‘A rural retreat located near Castle Combe. This unique character home is a former Listed Chapel converted to an excellent high specification. ’



The Property

DESCRIPTION This unique period character home offers a secluded rural retreat located near the famous and highly desirable village of Castle Combe. Grade II Listed, the property has an interesting history constructed in the 19th Century as a malthouse before being converted into a congregational chapel in 1914. Most recently the chapel was sympathetically converted into a residential home retaining much of its charming character including sash windows and exposed oak beams, while the accommodation has been finished to a superb specification boasting underfloor heating throughout the ground floor.

Deceptive in size, the property extends to around 1,700 sq.ft. arranged over two floors. The ground floor layout includes a predominately open plan arrangement

incorporating a reception room and kitchen with a large breakfast bar and integrated appliances. To the side, there is an additional reception room with convenient access in from the parking area. There is a bedroom/study located on the ground floor, complete with an en-suite shower room, whilst upstairs there are two further bedrooms, a family bathroom and another en-suite shower room.

A gravelled driveway provides parking for 2 cars and a newly lawned garden with courtyard terrace offers a private area to enjoy outside.

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. The village also offers around the 14th Century Market Cross centre 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 18 7.5miles) and Bristol and Bath. Fast trains from Chippenham can reach Paddington, London in 75 minutes.

Directions

From Yatton Keynell, follow the B4039 towards Upper Castle Combe. Pass the race circuit and take the next sharp right hand turn. Locate the property after a short distance on the right hand side. Postcode SN14 7HD. What3words: ///blueberry.tarnished.edgy

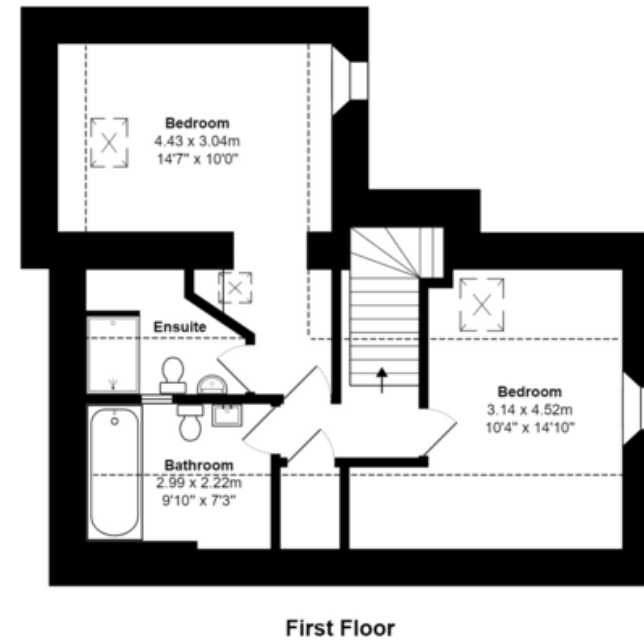
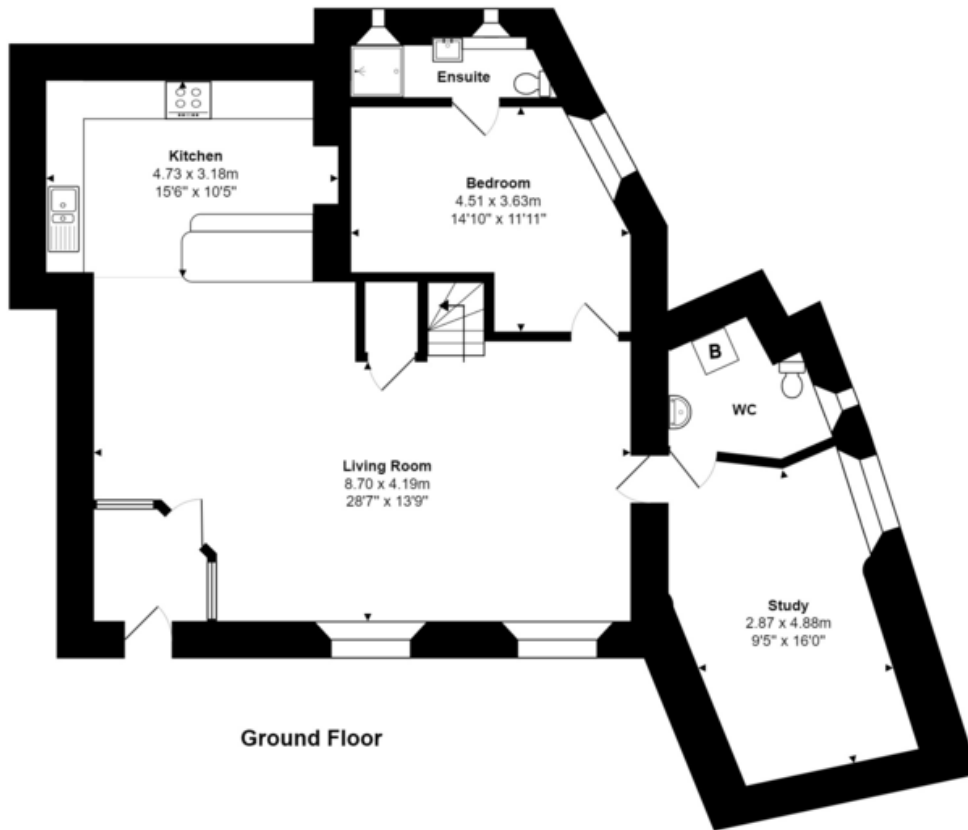
Local Authority

Wiltshire Council

Council Tax Band

E £2,986





Total Area: 158.0 m² ... 1701 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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