



JAMES PYLE & CO.

Scotts Mill Farm, Tytherton Lucas, Chippenham, Wiltshire, SN15 3RH



Grade II Listed traditional timber-framed  
farmhouse  
Private and peaceful river bank setting  
Secondary accommodation within a substantial  
barn conversion  
4 bedrooms in the main farmhouse  
Further converted outbuildings  
3 acres of grounds plus 25 acre field  
Hidden down a long private driveway  
Outstanding rural location



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £1,750,000**

Approximately 6,141 sq.ft including outbuildings

‘Situated within an idyllic private riverside setting,  
this traditional farmhouse is accompanied by a  
substantial barn conversion and over 28 acres’



## The Property

Scotts Mill Farm is a beautiful Grade II listed timber-framed and red brick period house hidden away in an idyllic peaceful setting on the picturesque banks of the quaint River Marden. Dating back to the 17th Century, the property was the farmhouse serving the former mill which was located on the opposite side of the riverbank before being demolished in 1987. Positioned down a long, unassuming drive, the property comprises two parts; the main farmhouse and a range of substantial former farm outbuildings and a barn which have been converted into additional accommodation. In addition, the property sits within over 3 acres of grounds together with a 25 acre field.

The main farmhouse is filled with character and charm and is primarily positioned to enjoy the lovely private setting. Arranged

over two floors, the accommodation extends to around 2,400 sq.ft. to include four bedrooms, two bathrooms, and generous living accommodation of three reception rooms and a kitchen/breakfast room. This elegant and quintessential home offers potential to update and evolve further with a large attic having scope to convert, subject to obtaining the necessary consents.

A 53ft long single storey former parlour barn previously housed a swimming pool which could be reinstated if desired and is currently utilised as an outstanding studio. Beyond this, there is a magnificent barn which offers the secondary accommodation. Extending to 1,979 sq.ft, the barn has spacious accommodation with the impressive main part of the barn being full height to the eaves which includes the kitchen/breakfast room, and a spectacular living room with a galleried mezzanine/occasional bedroom over. A

door leads to an inner hall with a ground floor double bedroom and WC, whilst stairs lead to a second double bedroom and bathroom.

The outstanding private location is the focal point of Scotts Mill Farm. Situated off a quiet country lane, the property is hidden away from all passing traffic and plays host to much local wildlife. The River Marden is a small river which connects to the River Avon providing a peaceful outlook as well as a pond within the grounds. The farmhouse overlooks an orchard avenue and the extensive lawns to the river bank. There is a large patio terrace positioned at the back of the house beside a well. The barns enjoy a traditional courtyard style setting with a water fountain at the centre. There is plenty of parking available at both properties and a double garage. The 25 acre field adjoins the property to the east.

## Situation

Tytherton Lucas is a peaceful rural hamlet within the beautiful Parish of Bremhill. This idyllic village is surrounded by some outstanding countryside with excellent walking routes and bridle paths near to a popular local fishing spot along the River Avon and the historic 15th Century Mauds Heath Causeway running to the neighbouring village of Langley Burrell which has village hall and pub. The village is conveniently only 4 miles from Chippenham where there is a range of facilities and excellent schooling. Chippenham mainline railway station has regular services to London (Paddington c.70 minutes) and Bath (approx. 10 minutes). There is also easy access to the M4 for further travel to Bristol, Bath, Swindon and London and Wales.

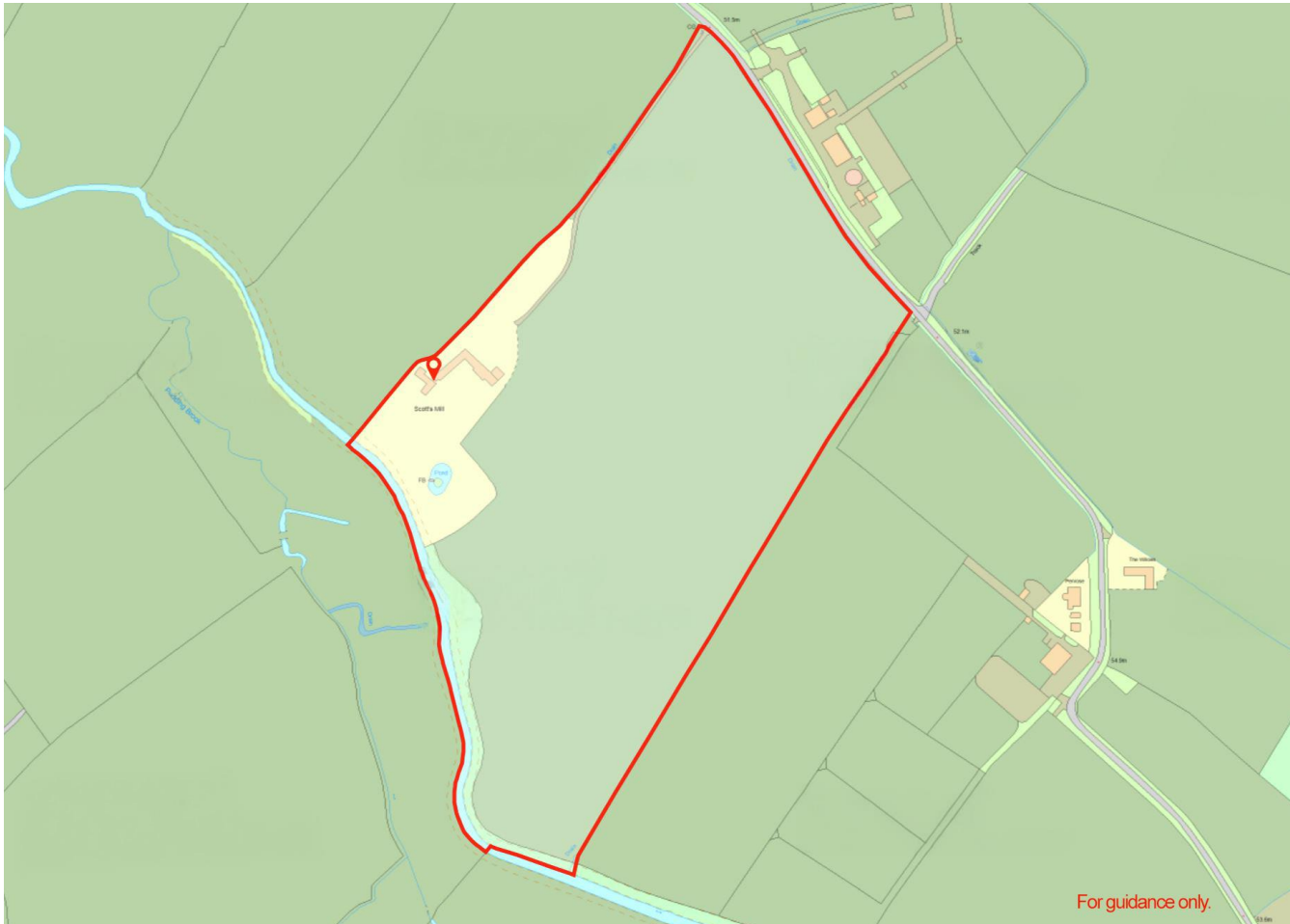












### Additional Information

The property is Freehold with oil-fired central heating, private drainage, mains water and electricity. There are no public rights of ways. Ultrafast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band G.

### Directions

From Chippenham take the B4069 towards Kington Langley then take the right hand turn to Langley Burrell. Continue through the village to Mauds Heath and follow the road for 2 miles towards East Tytherton. Take the right hand turn to Tytherton Lucas and proceed all the way through the village. Then locate the entrance to Scotts Mill Farm on the right hand side identified by the cattle grid.

Postcode: SN15 3RH

What3words: ///sneezing.teaching.third





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