



The Old Granary, East Foscote, Grittleton, Chippenham, Wiltshire, SN14 6AE

Period barn conversion
Rural setting down a leafy country lane
Large garden plus a 0.84 acre paddock
4 bedrooms
Large kitchen/dining/family room
Further spacious living room
Private gated parking and garage
Beautifully presented with period features



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: 08184953

Guide Price: £1,100,000

Approximately 2,083 sq.ft excluding garage

‘Set down a leafy country lane, The Old Granary is a wonderful period barn conversion offering beautiful accommodation plus a 0.84 acre paddock and large garden’



The Property

This excellent period barn conversion is situated down a quiet country lane within a rural setting comprising just a handful of other properties. Situated 1 mile from the village of Grittleton, The Old Granary is believed to date back to the 1700s as part of the Neeld Estate. The property is tastefully presented throughout offering superb family-sized accommodation whilst externally it has the great addition of a large garden plus a 0.84 acre paddock.

The accommodation extends to over 2,000 sq.ft. arranged over two floors. At the heart of the ground floor there is a wonderful open plan kitchen/dining/family room. The traditional timber fitted kitchen features an Aga while the family room has a cosy wood-burning stove. The separate living room boasts charming arched windows and doors spilling out the garden, alongside a matching fireplace. Adjoining the kitchen is a useful utility/boot room with rear access. There is a downstairs double bedroom whilst upstairs there are three further bedrooms. The principal bedroom is accompanied by both a

dressing room and en-suite. The family bathroom has been recently updated.

The Old Granary is set behind natural stone walling and timber gates opening to a large parking forecourt complete with an attached garage. The rear garden is a fantastic feature of the property laid mostly to lawn with an orchard at the foot and a seating area overlooking a pond. A private path leads directly from the garden to the paddock. There is also the benefit from a vehicular right of way into the paddock. The paddock suits a range of needs perfect for a smallholder seeking the good life.

In February 2024, planning permission was granted to create a first floor extension over the garage adding another bedroom, dressing room and en-suite. (Planning reference: PL/2023/08573)

Situation

The property is rurally located at East Foscote located 1 mile outside of the popular village of Grittleton. Grittleton is a delightful North

Wiltshire village with amenities including The Neeld Arms public house, Church, tennis and cricket clubs whilst the neighbouring larger village of Yatton Keynell has a post office/store, doctors surgery, and provides Outstanding Ofsted rated Primary School, By Brook Valley. Both Malmesbury and Chippenham are within a 10-minute drive and have a comprehensive range of facilities plus secondary schooling. The cultural cities of Bath and Bristol are about 25 minutes by car whilst for those needing to travel further afield, there are frequent inter-city train services at Chippenham and the M4 (Junction 18) is about 5 minutes' drive away providing access to London, the south and the Midlands.

Additional Information

The property is Freehold with oil-fired central heating, private drainage, mains water and electricity. Broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band G.

Directions

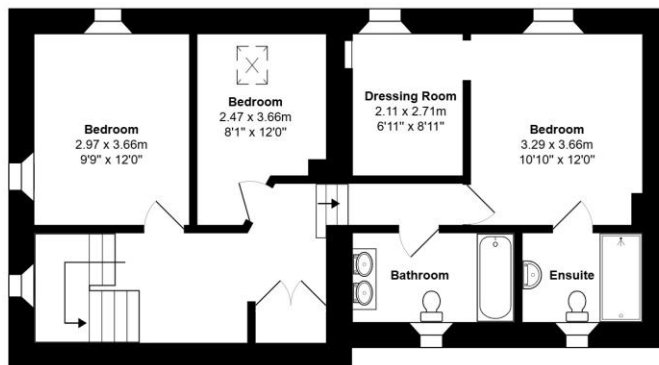
Enter Grittleton from the East along The Street and continue pass the Church to take the left hand turn at the crossroads by Grittleton House. Continue along the lane and take the next left hand turn onto Neeld Court. Follow the lane for about half a mile to locate the shared entrance to the barn on the left hand side.

Postcode SN14 6AE

What3words: ///departure.boardroom.lipstick



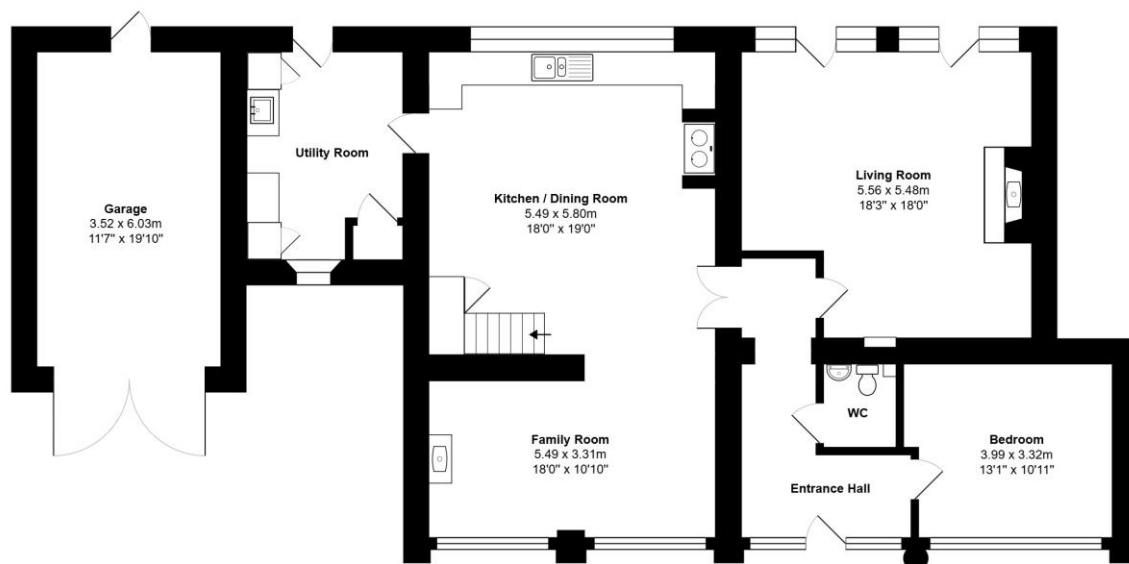
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



First Floor

Total Area: 193.5 m² ... 2083 ft² (excluding garage)

All measurements are approximate and for display purposes only



Ground Floor



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