



The Old Farmhouse, Burton, Wiltshire, SN14 7LP



Magnificent Grade II Listed Farmhouse  
Versatile and generously proportioned  
accommodation

Wealth of original period charm

5 double bedrooms, plus a dressing  
room/nursery

1 bathroom, 3 shower rooms

3 reception rooms

Country style kitchen/breakfast room

Sunny, low maintenance gardens

Ample private parking

No onward chain

Approximately 4,035 sq.ft in total

*'Set in the heart of this vibrant village community in striking  
distance of sought-after amenities and countryside walks, a  
magnificent Grade II listed farmhouse with substantial and  
versatile accommodation'*

## The Property

The Old Farmhouse is a magnificent Grade II listed detached farmhouse boasting a great deal of original character and charm around every corner and is beautifully presented throughout. Situated in the heart of this community driven village, the property is just a short stroll from amenities including the farm shop/café and the village pub. Nestled within delightful and easy to manage wraparound gardens, the substantial accommodation spans over three floors extending in all to some 3,730 sq.ft.

The farmhouse dates back to 1650 and the accommodation features many original period features including a wide-plank staircase, exposed stone walling, timber trusses, timber window shutters and delightful window seats throughout. On the ground floor, the principal accommodation comprises a large kitchen/breakfast room and three reception rooms whilst there is also a useful utility room and downstairs shower room, perfect for countryside living. The kitchen features flagstone flooring with well-fitted custom timber units, a large island unit with induction hob while there is also a built-in fridge, dishwasher, and electric oven in addition to a country style oil-fired Watson within the breakfast area. Adjoining the kitchen is the



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**Price Guide: £1,150,000**



formal dining room which leads to the generous living room complete with wood-burning stove within an inglenook fireplace making this a cosy room for the winter months. To the side, a further reception room has been fitted with extensive shelving fitted as a library and offers space for a playroom, study or even a ground floor bedroom. The accommodation flows from room to room superbly and in summer months a courtyard patio terrace becomes an alfresco reception room ideal for hosting guests taking full advantage of the sunny orientation. Upstairs and on the first floor, there are three double bedrooms and a family bathroom which is well-equipped with a central bath and separate shower unit. The principal bedroom suite is located on the first floor and features a very impressive high vaulted beamed ceiling and further benefits from fitted wardrobes and a private en-suite shower room which has just been updated. Adjoining this principal bedroom there is a versatile room which is currently utilised as a dressing room and equally offers space for a nursery or home office. Currently, bedroom three is fitted as a large home-office. The exposed trussed top floor is an excellent self-sufficient wing comprising two further double bedrooms and a shower room. This second floor is an excellent addition for children to explore with characterful low doorways while it equally appeals to teenagers

wanting their own space. There is a cellar below accessed via stone steps and is well-ventilated with the rare addition of a window.

Externally, The Old Farmhouse has a rear driveway sweeping through a five-bar timber gate to a large tree-lined gravelled area which provides a generous amount of private parking for numerous vehicles. There are several external stone-built storerooms offering a great deal of storage. In addition to the wonderful patio terrace, there are two lawned terraces and a front garden which is beautifully landscaped in keeping with the quintessential and picturesque frontage planted with roses.

The property is available with no onward chain, and for such a large property to benefit from a low-maintenance exterior the property appeals to a range of buyers from those looking for a village community to those seeking a second home with excellent road networks to the M4, Bath and Bristol.

## Situation

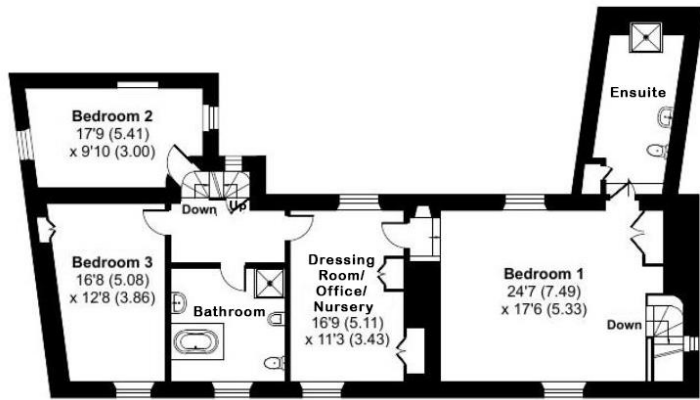
The village of Burton lies on the southern tip of the Cotswolds and is in an area designated as being of Outstanding Natural Beauty close to

the quintessential village of Castle Combe. The village comprises a variety of old cottages, farmhouses and larger country homes. The property is within easy walking distance of local amenities that include 'The Old House at Home' - a popular public house/restaurant, a new well-stocked farm shop located in the centre of the village complete with a café, a play area and the parish church. There is a bus service to local schools conveniently close to the property while this vibrant community hosts an array of clubs and a monthly village newsletter. The village is surrounded by beautiful Cotswold countryside with an abundance of walking routes to enjoy and explore. In the neighbouring village of Acton Turville (0.5 mile) there is a convenient shop and post office as well as the Fox and Hounds pub. More comprehensive amenities can be found in the market town of Chippenham and the Georgian City of Bath both of which have main line rail links to London. The property is well placed for access to major road links including the M4 (Junction 18) and the A46 both within just a 10-minute drive. The road networks provide excellent access to Bristol, Bath (both 25 minutes), London and the south-west.





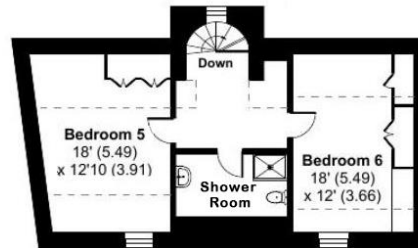




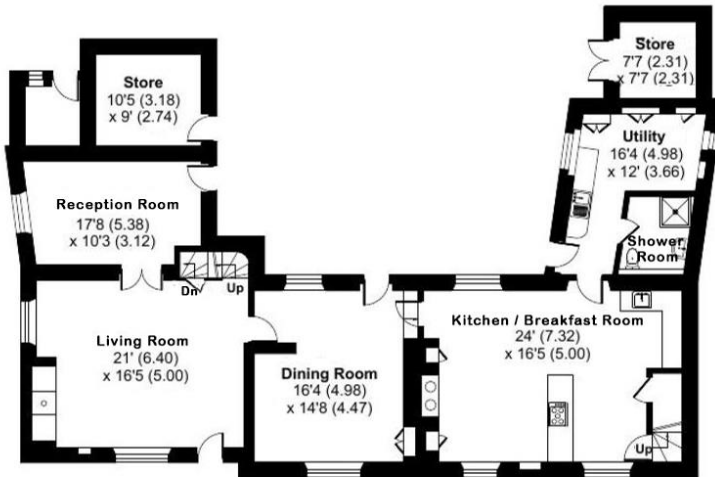
FIRST FLOOR



Denotes restricted head height

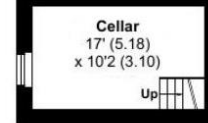


SECOND FLOOR



GROUND FLOOR

LOWER GROUND FLOOR



OUTBUILDING



Approximate Area = 3502 sq ft / 325 sq m  
 Limited Use Area(s) = 228 sq ft / 21 sq m  
 Outbuildings = 305 sq ft / 28 sq m  
 Total = 4035 sq ft / 374 sq m

For identification only - Not to scale



### Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity.

### Directions

From the M4 (Junction 18) follow signs for Tormarton, Acton Turville and then Burton. On approaching the village, pass The Old House at Home pub and take the next right into Nettleton Road and locate the property overlooking the triangle. The driveway is behind the property further up Nettleton Road. Postcode SN14 7LP

### Local Authority

Wiltshire Council

### Council Tax Band

F £2,855

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