



NETTLETON MILL BARNES

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An attractive detached barn conversion enjoying an idyllic location at the end of a no-through country lane and neighbouring picturesque countryside.

Entrance hall, cloakroom, drawing room, dining/family room, kitchen, study, home office/bedroom 5, 4 double bedrooms, 2 bathrooms, shower room, studio and outbuildings

Approximately 2.12 acres

EPC Rating = E

Description

Nettleton Mill Barnes was formerly the coach house and hay barn for the nearby mill and house. Sitting on the slopes of a valley above the old mill and brook, it is now one of the three homes that make up the little hamlet of Nettleton Mill. The hamlet lies midway between the two villages of Castle Combe and Nettleton, bordered by Castle Combe golf course on one side and countryside and woodland on the other.

The interconnected living space of the property is varied and interesting with many different levels and areas. The rooms tend to be generously sized and overall there is a feeling of spaciousness. Internally the barns reflect their natural surroundings with laid elm floors in all the main rooms, exposed beams and stonework and oak framed windows and doors. The living space is flowing and open plan. The entrance hall leads into the dining/family room, a central point in the home, the kitchen just off to one side in turn leads out onto a rear terrace and garden. Following down a return staircase, the drawing room features an impressive vaulted ceiling and wooden beams and attractive stone fireplace with inset wood burner. Looking down from the upper floor are matching Juliet balconies. A second sitting



room/ library provides a more intimate space with large French doors opening onto to a terrace and to the lower garden.

Two of the double bedrooms are in the former coach house and have attractive wooden shutters and adjoining bathroom and shower room. Upstairs a bedroom/sitting room/playroom has a circular barn owl window as well as double velux windows making it a bright and extremely spacious room. The master bedroom meanwhile is in the higher of the two barns with its own staircase. From the adjoining bathroom are views out over the meadow to the woodland beyond.

Situation

Nettleton Mill Barns is set within a peaceful and picturesque Cotswold valley located at the end of a “no-through” road. The property is situated between the villages of Nettleton and Castle Combe (approximately 13 miles north east of Bath). This area of the southern Cotswolds is noted for its outstanding beauty and desirability. Communications are good: the M4 motorway junctions 17 and 18 are a 15 minutes drive away and mainline rail at Chippenham is a 20 minute drive (Paddington by rail is 1hour 15 minutes). Both Nettleton and Castle Combe villages have thriving communities with churches, a Post Office/general store and excellent pubs. There are a number of schools, playgroups and doctors surgeries in nearby villages and both Bath and Bristol are within easy reach offering excellent schools, shops and leisure facilities. Some of the

best walks in the country are right on the doorstep.

Outside

Former stone stabling and pigsties have been converted to provide useful areas for services, the first of these contains a utility area, workshop and room for general storage. Further along under a pretty walkway is an open garage followed by a studio/office with a wood burning stove. Behind these is a second covered drive-in. Around the house are stepped stone terraces with quiet sitting and dining areas. The garden, grounds and meadow are a major feature of the property, totalling approximately 2.1 acres. To the front, set behind an attractive dry stone wall is a granite block driveway with plenty of parking space. The gardens have been designed to follow the natural lie of the land and are arranged with lawns and borders and specimen trees. At the far end of the garden is a large bespoke timber greenhouse, productive vegetable garden, fruit cage and compost area. A mature orchard lies just below while steps from the garden or from a separate driveway lead up into the fenced meadow. Overall, these well appointed and sympathetically converted barns offer light spacious living, pretty gardens and grounds and useful outbuildings, all within a peaceful rural setting.

Directions

The property can be approached from either the A420 (Bristol to Chippenham road) or the B4039 (Castle Combe to Burton road). If using the A420 take the turning to Nettleton from The Shoe and follow the lane for approximately 3 miles where the turning and signpost for

Nettleton Mill will be on your right. From the B4039 follow the lane for approximately 1 mile and the turning will be on your left. Follow the lane down, where the property can be found on your right.

General Remarks and Stipulations

Tenure

Freehold

Services

Mains water and electricity. Oil fi red heating and private drainage.

In accordance with the Property Misdescriptions Act, please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

Wiltshire Council 01249 706111 or www.wiltshire.gov.uk.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

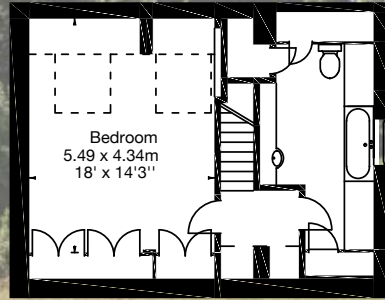
Viewings

Strictly by appointment with Savills.

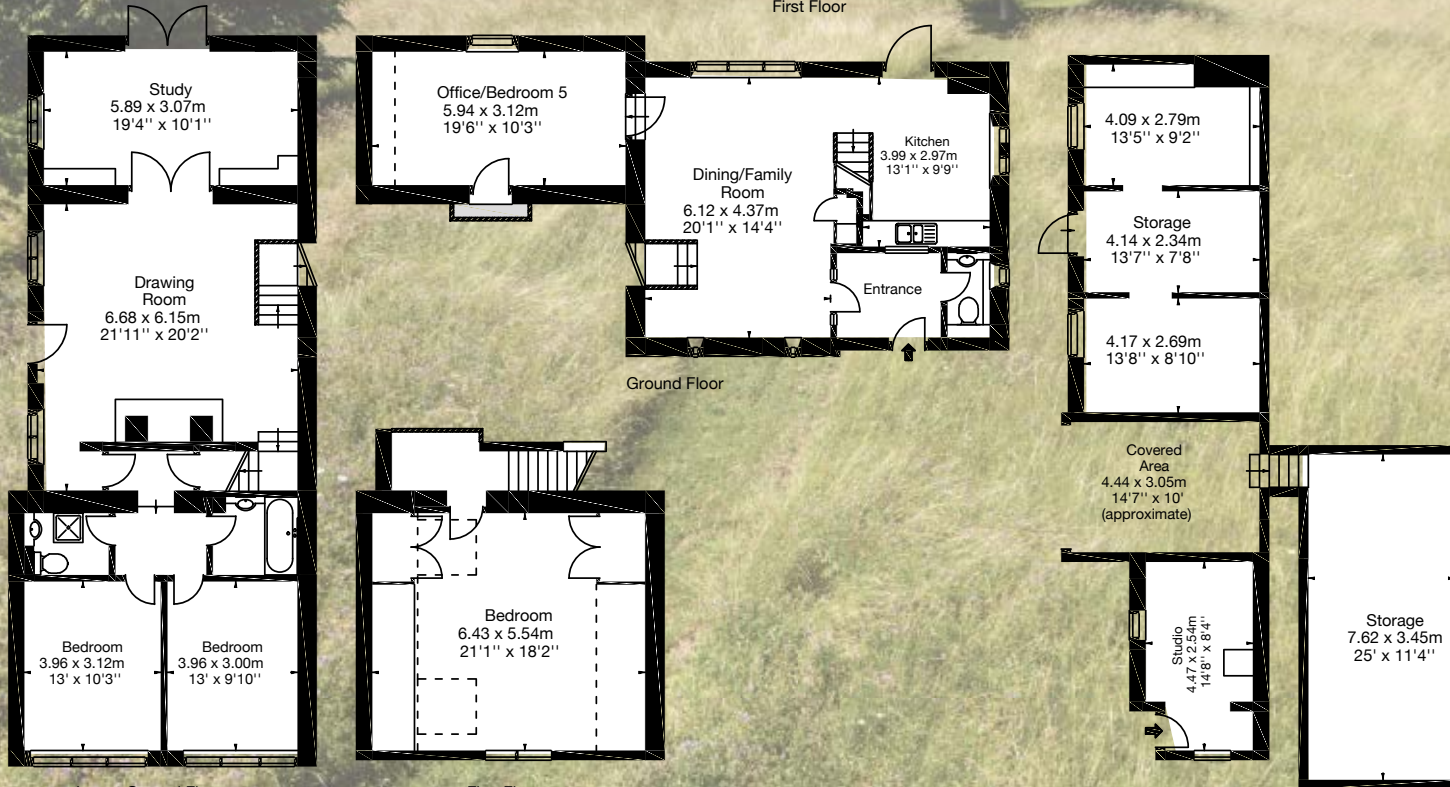


Nettleton Mill Barns,
Nettleton,
Chippenham,
SN14 7NJ
Approx. Gross Internal Area
2807 Sq Ft - 261 Sq M

Out Building
Approx. Gross Internal Area
918 Sq Ft - 85 Sq M



First Floor



Ground Floor

Lower Ground Floor

First Floor

Important Notice

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Savills Bath
Edgar House, 17 George Street
Bath, BA1 2EN
bath@savills.com
01225 474550

