



JAMES PYLE & Co.



**Pound Farm, Stanley, Chippenham, Wiltshire, SN15 3RG**

Attractive Grade II listed farmhouse  
Superb opportunity to renovate and  
restore  
Large gardens c.0.80 acres  
18th Century character features  
Peaceful rural location  
Extensive range of farm outbuildings  
with scope



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Offers in excess of £1,300,000**

Approximately 4,758 sq ft

‘A superb opportunity to renovate and restore a substantial Grade II Listed farmhouse set within large gardens with an extensive range of farm buildings’



### The Property

Pound Farm is a substantial 18th Century Grade II listed farmhouse rurally located surrounded by beautiful unspoilt countryside. The property has been within the same family ownership since the 1940s and now requires complete modernisation and restoration. Behind the farmhouse is a sizable farmyard with an extensive range of farm buildings which also offer scope for development (subject to planning).

The extensive farmhouse accommodation extends to c.3,774 sq.ft arranged over two principal floors plus an additional attic floor. The farmhouse is set within large mature gardens wrapping around three sides and enjoys views over a neighbouring paddock in front providing a

lovely outlook from every window. Within the garden there are a range of former brick built pig sties. Internally, the ground floor has a generous amount of reception space comprising six reception rooms, kitchen and large utility lean-to. On the first floor there are six bedrooms and the family bathroom while the top floor attic offers further scope for accommodation.

### Situation

Pound Farm is rurally located on the edge of the hamlet of Stanley set amongst peaceful Wiltshire countryside. The property is located less than 3 miles by car from the centre of Chippenham, while for a more scenic route to the town, there is the National Cycle Network path located just in front of the property which accesses the centre of Chippenham in 2.5

miles and Calne in 3.5 miles. The large town of Chippenham has various facilities, retail parks, a leisure centre and popular schooling options including Abbeyfield which is only 1 mile from the property. Chippenham mainline railway station has regular services to London (Paddington c.75 minutes). There is also convenient easy access to the M4 with junction 17 located only a 15 minute drive away for further travel to Bristol, Bath, Swindon, London and Wales.

### Tenure & Services

We understand the property is Freehold with oil fired central heating, private drainage, mains water and electricity. The property is subject to grant of probate which has been applied for. Viewings strictly by appointment only.

### Directions

Leave Chippenham via London Road heading towards Devizes and take the last left hand turn onto Stanley Lane by Abbeyfield School. Follow this lane and then at the triangle take the right hand turn and locate the property immediately on the right. Postcode SN15 3RG

### Local Authority

Wiltshire Council

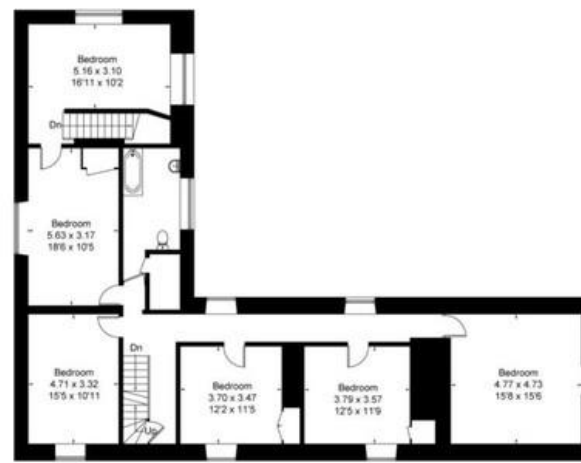
### Council Tax Band

G £3,488

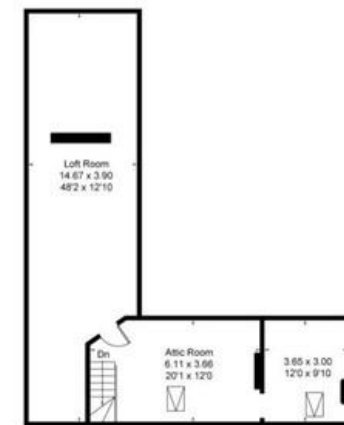




Ground Floor



First Floor



Loft (Second Floor)

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