



JAMES PYLE^{Co.}



Brookside, Tytherton Lucas, Chippenham, Wiltshire, SN15 3RN

Detached period cottage
 Excellent equestrian property
 Views over own land
 3 double bedrooms, 2 bathrooms
 2 reception rooms plus sunroom and home office
 Beautifully fitted kitchen
 Private parking behind electric gates
 Stabling and paddocks
 Gardens and double garage
 Peaceful rural hamlet



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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

Price Guide: £930,000

Approximately 1,456 sq.ft and 3.4 acres

‘A rare equestrian smallholding! A charming, detached period cottage overlooking its own land’



The Property

Brookside is a delightful, detached period cottage coupled with some 3.4 acres and stabling offering a perfect equestrian smallholding set up. The property is located in the peaceful rural hamlet of Tytherton Lucas with quiet lanes, ample public footpaths and bridleways in abundance throughout the surrounding countryside. Believed to be originally two cottages now joined as one, Brookside has been updated in modern times finished with solid doors throughout whilst retaining its wonderful original charm featuring exposed timber beams. The cottage backs onto its own paddocks creating a lovely outlook with a seamless illusion view over a ha-ha separating the garden and land. Internally, the accommodation is deceptively spacious extending in all to 1,456 sq.ft.

The ground floor layout includes a characterful sitting room with wood-burning stove leading to a rear sunroom which overlooks the paddocks and adjoins a further room currently utilised as a home office. The country style kitchen is

arranged to the front and is very well equipped with timber units and worktops set around a central island. Integrated appliances include a Rangemaster, American style fridge/freezer, microwave, dishwasher, coffee machine, and wine cooler. A separate dining room is located off the hallway and adjoins the utility room complete with WC. Upstairs, there are three double bedrooms all with built-in wardrobes. There is an en-suite shower room adjoining the principal bedroom in addition to the family bathroom which is fitted with a luxurious roll-top bath. Underfloor heating warms both the kitchen and en-suite.

Outside and to the front, the property is positioned between timber fencing and electric gates opening to a gravelled parking area. The gardens wraparound the cottage which runs parallel to the namesake brook and has two charming timber bridges within the grounds. The gardens are laid mostly to lawn with a new timber decked seating area perfectly positioned to watch over the ponies in the paddocks. Behind the cottage there is a useful double garage.

The land is divided into two fenced lined paddocks alongside the stable block. The stable block has power and lighting connected and comprises three loose boxes, a tack room and adjoining hay store. The stable block has the excellent advantage of a separate driveway leading in from the lane convenient for deliveries, a horse lorry and easy hacking access out.

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 bridlepaths 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.75 minutes). There is also easy access to the M4 for further

travel to Bristol, Bath, Swindon and London and Wales.

Tenure & Services

We understand the property is Freehold with electric central heating, private septic tank drainage, mains electricity and water.

Directions

From Chippenham take the B4069 towards Kington Langley then take the right hand turn into Maud Heath's Causeway to Langley Burrell. Follow the road for 2 miles towards East Tytherton. Take the right hand turn to Tytherton Lucas and then locate the property on the left hand side down the lane. Sat nav postcode SN15 3RN.

Local Authority

Wiltshire Council

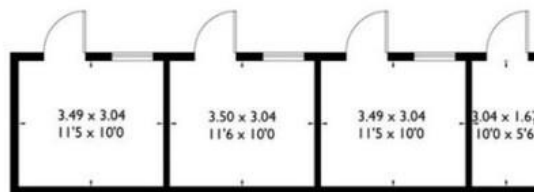
Council Tax Band

F £2,866

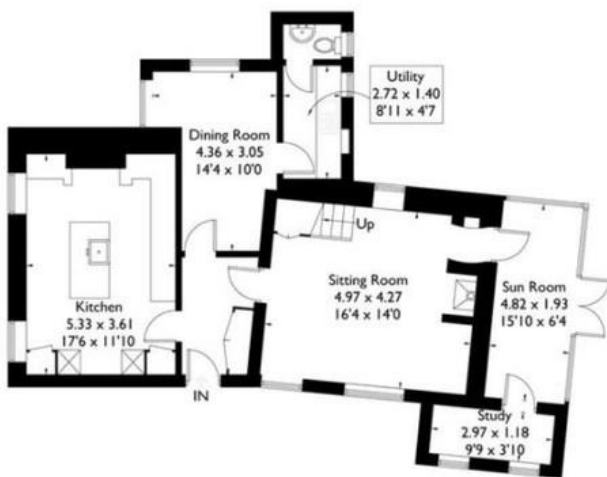


Approximate Gross Internal Area = 135.3 sq m / 1456 sq ft
 Garage = 30.5 sq m / 328 sq ft
 Stables = 38.4 sq m / 413 sq ft
 Total = 204.2 sq m / 2197 sq ft

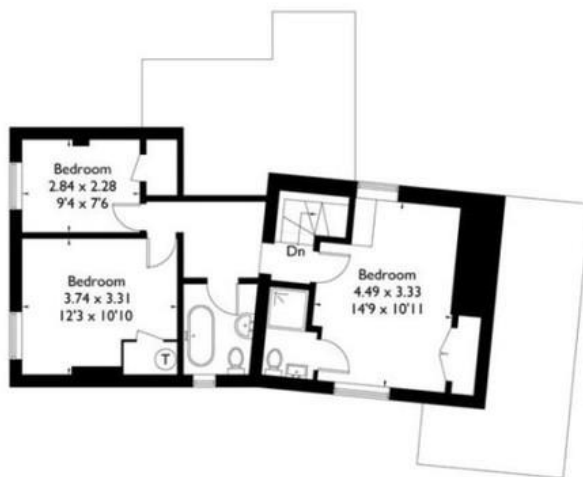
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		



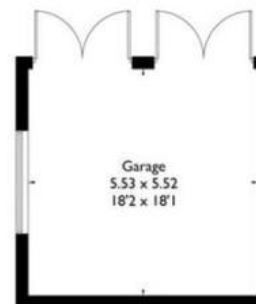
(Not Shown In Actual Location / Orientation)
 Stables



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)
 Garage



FLOORPLANZ © 2014 0845 6344080 Ref: 139398

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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