



JAMES PYLE^{CO.}

Woodbury Hill House, 4 Gibb Road, Castle Combe, Chippenham, Wiltshire, SN14 7NQ

Large 4.5 acre of grounds with outbuildings
Ideal Tourism/Leisure Opportunity (STP)
Period 3 Bedroom Cotswold Stone Cottage in need of refurbishment
3500 sq.ft of former Military Buildings
Further outbuildings
Excellent location on the edge of Castle Combe
Approximately 4.5 acres
House approximately 1,225 sq ft



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Price Guide: £895,000

‘Tourism/Leisure Opportunity - A unique and rare opportunity to acquire a period cottage with some 4.5 acres and a range of World War II military buildings’



The Property

Set in approximately 4.5 acres on the edge of sought after village of Castle Combe, Woodbury Hill House provides a unique opportunity to acquire a detached period three bedroom house with delightful gardens, paddocks, woodland and a range of former WWII military buildings with potential for holiday lets/tourism (subject to planning).

The cottage offers ample scope to extend and refurbish whilst the prime location on the edge of the ever popular tourist destination of Castle Combe village and its race track, famed for its quaint cottages and quintessential streets, makes it an ideal opportunity to

create a 'World War II' themed camping facility for the discerning buyer.

The World War II buildings include former cook houses and accommodation and were occupied residentially after the war. Today there are some 8 detached buildings which provide a total approximate floor area of 3,600 sq.ft/334 sq.m. Wiltshire Council's Policy CP48 in the Development Plan supports the reuse of rural buildings, sequentially preferring employment then tourism. The paddock extends to approximately 3.5 acres in all.

The cottage has the benefit of a double garage and other outbuildings surrounding a disused heated

swimming pool that also could be restored to its former glory.

Situation

Woodbury Hill is located on the outskirts of the world famous tourist destination and quaint village of Castle Combe, famed for its traditional and unspoilt Cotswold cottages and streets. The nearby racetrack is also a popular attraction whilst close by is the impressive Manor House Hotel and beautiful 18 hole golf course. The B4039 runs past the property providing both easy access to the property and a fast link to the M4 (Junction 18 7.5miles), Bristol and Bath. Fast trains from Chippenham can reach Paddington, London in 75 minutes.

Directions

From Castle Combe, follow the Street towards Upper Castle Combe then turn left onto the B4039. Pass the Golf Club and locate the property on the left hand side after a short distance. Sat nav postcode SN14 7NQ

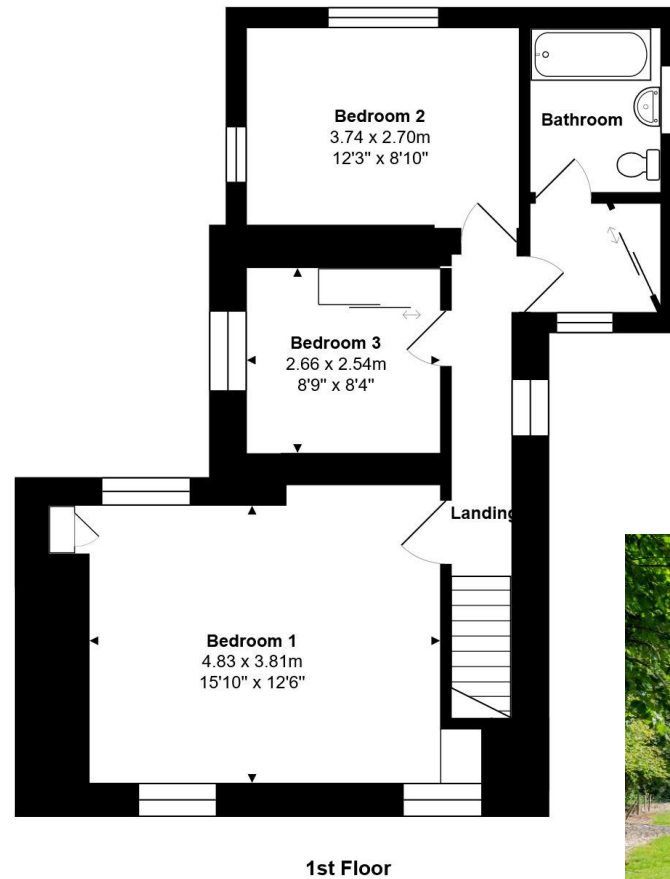
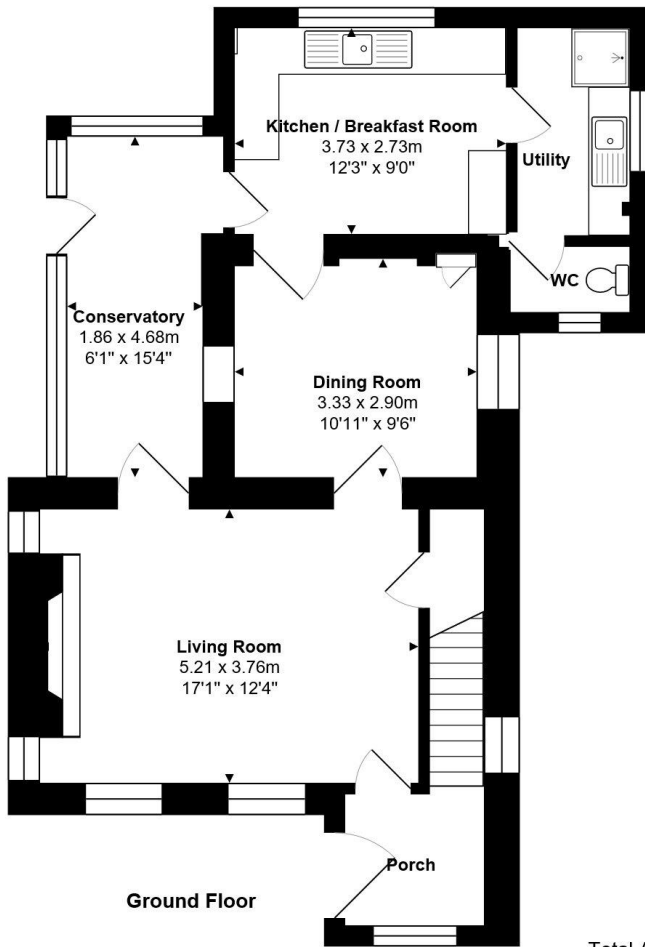
Local Authority

Wiltshire Council

Council Tax Band

F £2,556





Total Area: 113.8 m² ... 1225 ft² (excluding conservatory)

All measurements are approximate and for display purposes only

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	41	45
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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