



JAMES PYLE & CO.

The Forge House, The Street, Alderton, Wiltshire, SN14 6NL

Handsome Grade II listed detached house
Private grounds of 1.33 acres
Extensive outbuildings and planning permission
4 double bedrooms
3 reception rooms
Aga kitchen/breakfast room
Solar heated swimming pool
'Green' credentials with PV panels on a feed-in tariff
Centre of peaceful unspoilt village



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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: £1,500,000

Approximately 4,557 sq.ft including outbuildings

‘An exemplary Grade II Listed country house set within 1.33 acres of well-established private grounds, swimming pool, and excellent extensive outbuildings with scope’

The Property

The Forge House is an exquisite detached period country house located in the rural unspoilt village of Alderton. Dating back to the 1700s, this Grade II listed property has been lovingly restored whilst sympathetically retaining much of its charm and character. Notably, the property still has the namesake original forge located in the outbuilding and in a very rarely seen superb original condition. The handsome front elevation boasts a 5-window range of moulded mullion windows with a central door recessed within a decorative porch. The house is accompanied by wonderful grounds of c.1.33 acres and excellent outbuildings totalling 1,562 sq.ft. In recent months a detached stable block (993 sq.ft) has been granted full planning consent for conversion into a separate two bedroom dwelling.

The elegant accommodation of the house is arranged over three floors with generous proportions extending to around 3,000 sq.ft. The ground floor has a central entrance hall and two reception rooms either side. An

additional cosy reception room is located at the rear complete with a wood-burning stove and bread oven. The kitchen/breakfast room is positioned at the rear fitted with an Aga and integrated appliances. Adjoining the kitchen, there is a large pantry, external utility room and WC off the hallway. On the first floor, there are two large double bedrooms accompanied by en-suite bathrooms. A small single bedroom offers an excellent office space or nursery. On the top floor, there are two further double bedrooms featuring stunning exposed timber vaulted ceilings. A WC with sink serves one of the bedrooms.

The excellent outbuildings add a fantastic element to the property as a whole. The former forge is located behind the main house and has been partially converted into a games room/studio with beautiful vaulted ceiling above, whilst the original forge area has been retained as a workshop. The games room has heating, and the whole has power and lighting. Located at the foot of the driveway is the stable block. Fitted with Monarch doors and partitions, the stable block comprises



three loose boxes, a tack room, and two open store rooms. The building has power and water connected and has been granted full planning permission (PL/2022/07660) to convert to a separate self-contained 2 bedroom dwelling (993 sq.ft)

Externally, the property is well-screened by a beautifully landscaped front garden featuring shaped box hedging and espaliered trees. A five-bar timber electric gate opens to the vehicular driveway to the side leading to the stable area where there is ample private parking and a timber double garage/store. The formal garden is arranged to the rear of the main house, with a large patio terrace area perfect for alfresco dining and a lawn adjoining the outbuilding. Beyond, there is a 24ftx12ft outdoor solar heated swimming pool, superbly screened for privacy and surrounded by rubber timber effect decking. The larger area of grounds adjoin the stable block with a mature orchard featuring apple and pear trees, plus a further lawned garden and vegetable patch.

Situation

The quiet rurally located village of Alderton is set within beautiful North Wiltshire countryside featuring its own church and pretty duck pond. The neighbouring village of Luckington is only 1 mile away where there is a useful well stocked village shop, as well as a primary school and pub. There is a school taxi service to the village for Luckington Primary School as well as bus routes to various secondary schools available from the village including Malmesbury Secondary School and Royal High in Bath. Further shops, schools and amenities can be found at the large village of Sherston which is an easy 5 minute drive away. Close by are the market towns of Malmesbury and Tetbury and both towns offer a wide range of shops including Waitrose and Tesco supermarkets, bus services, excellent schools and leisure facilities. Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing easy commuter access to Bath, Bristol and Swindon. Rail services to London- Paddington are available from Chippenham.





Tenure & Services

We understand the property is Freehold with oil fired central heating and wholly owned solar PV panels on a feed-in tariff generating approximately £1,000 p/a. Mains water is connected as well as a rainwater harvest system. Solar thermal panels heat the outdoor pool. An air sourced heat pump system warms the games room/studio. Mains drainage is connected.

Directions

From Sherston, head west into Luckington and take the first left opposite the Old Royal Ship Inn. Follow signs to Alderton (about a mile) and pass the parish church on the left hand side and bear left into 'The Street'. The property is located half way down on the right hand side. Postcode SN14 6NL

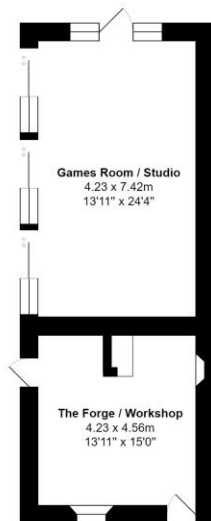
Local Authority

Wiltshire Council

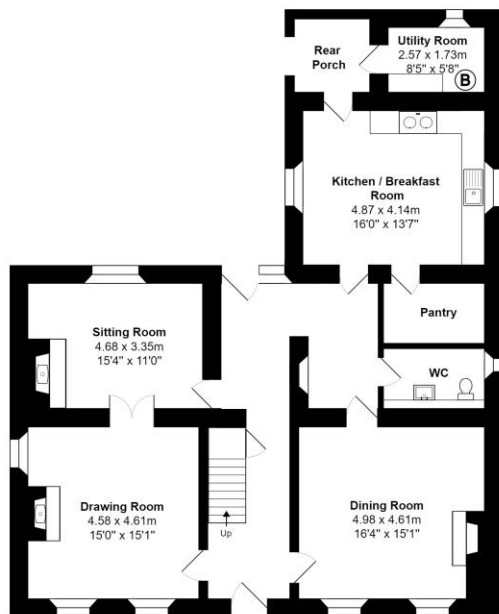
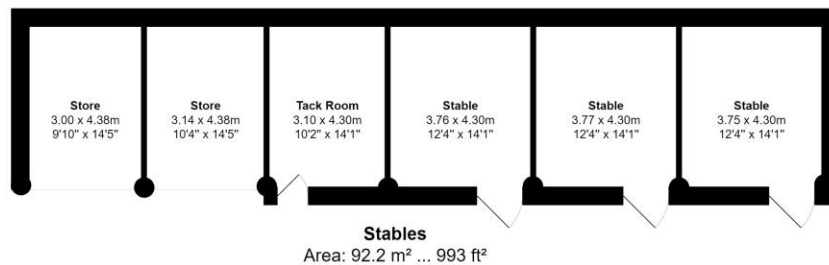
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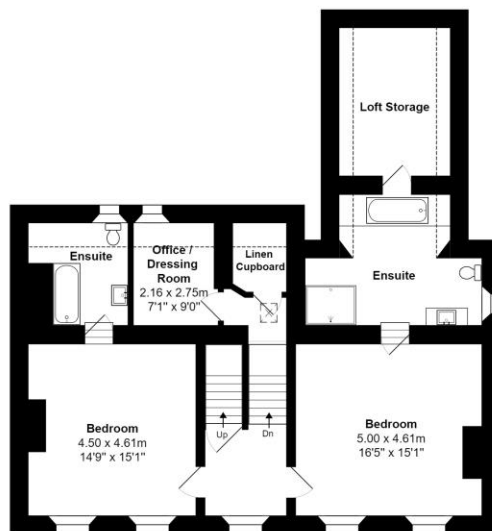




Outbuilding
Area: 52.8 m² ... 569 ft²



Ground Floor

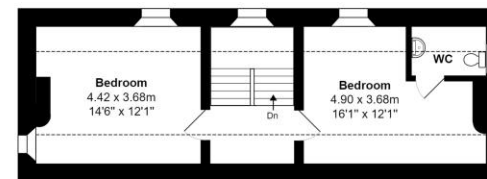


First Floor



Main House Area: 278.3 m.sq ... 2996 sq.ft
Total Area: 423.4 m² ... 4557 ft² (excluding loft storage)

All measurements are approximate and for display purposes only



Second Floor

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