



Hill House, Old Coach Road, Ford, Wiltshire, SN14 8RS

Significantly improved detached house
 Enviably setting with incredible far-reaching views
 4 double bedrooms, all ensuited
 Dual-aspect drawing room
 2 further reception rooms
 Impressive kitchen/family room
 Planning permission to extend and build an annexe
 Large private grounds of c.1.40 acres
 Holiday rental income potential
 Southerly aspect



01666 840 886
 jamespyle.co.uk



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

Price Guide: £1,600,000

Approximately 3,146 sq.ft excluding outbuildings



‘An excellent lifestyle opportunity in an enviable, private setting with outstanding views across rolling Cotswold countryside’

The Property

A truly unique property occupying a spectacular, enviable and very private setting elevated high at the top of Bybrook valley enjoying uninterrupted endless views. Hill House offers an excellent lifestyle opportunity in a fabulous location just a short walk from the pretty village of Ford and The White Hart Inn whilst other attractions include Castle Combe which is within walking distance of the village. Set within large gardens and grounds of around 1.40 acres, the property has been successfully run as a B&B alongside glamping units providing a healthy holiday rental income.

Hill House was built in 1957 and has been completely redesigned and improved by the current owners offering 3,146 sq.ft of elegant and generously proportioned accommodation. There is fantastic scope to enlarge the property even further with planning permission granted (ref: N/08/01343/FUL) to create a substantial extension incorporating a 2-bedroom annexe and extensions to the main house.

The accommodation is accessed through a

magnificent, recessed porch into a large entrance hall with a galleried stairs rising. The spacious drawing room is dual-aspect with bi-fold doors and a limestone fireplace completed with a wood-burning stove. There are two further reception rooms across the hall comprising a dining room and study. The dining room has a bay window and fireplace. The kitchen/family room is a particularly impressive room measuring 25ftx17ft with French doors opening to the rear garden. The bespoke Mark Wilkinson kitchen is arranged around a large island unit and includes a four-oven Aga plus integrated appliances. Access from the kitchen leads to a useful laundry room, boot room, WC, garaging and workshops. On the first floor, there are four double bedrooms all with en-suites. The principal bedroom is dual-aspect taking full advantage of the outstanding location and views completed with a walk-in wardrobe and en-suite bathroom.

Externally, the house sits within a private c.1.40 acre plot approached over a long private drive. There is plenty of private parking beside the house and in front of the garaging. Within the grounds there are two shepherd huts with wood-fired hot tubs, and a

Finnish log cabin which is fully equipped with a kitchen and en-suite shower room. Boasting a prime position close to both Castle Combe and Bath, the holiday rental prospect is an excellent element of Hill House. In 2022/23 the shepherd huts were let on a weekend only basis and generated an income in excess of £50,000. The current owners have hosted a number of weddings on site, the rear garden to the main house can accommodate a 12m x 9m marquee whilst a former manège (now grassed) can provide parking for 35+ cars. Enjoying a southerly aspect, the front garden is laid to lawn with mature trees creating the perfect viewpoint across the valley. Below the front garden there is an orchard with heritage fruit trees.

Situation

Ford is a picturesque village within a valley setting surrounded by beautiful Cotswold countryside and a little brook meandering through the heart. The village has a popular pub The White Hart and is an excellent location for countryside walking routes. A footpath is available from the end of the road which follows a stunning route to Castle Combe, the idyllic, unspoilt Cotswold village famed for its

quintessential streets and has a Michelin star restaurant and golf club in addition to other cafés and pubs. Ford is located approximately 4 miles from the market towns of Chippenham and Corsham which have an excellent range of facilities. Excellent local secondary schools are available at Bath including Kingswood and Royal High, as well as other options at Chippenham and Corsham. Chippenham also has a mainline train station to Paddington (under 70 minutes). The larger villages of Biddestone and Yatton Keynell are some 2 miles away offering superb amenities between them including a popular primary school, two pubs, a post office/store, doctors surgery, and sport clubs including tennis and cricket. Both Bristol and the Georgian heritage city of Bath are accessible within 30 minutes. The M4 motorway (Junctions 17 & 18) provides fast road access to London, Bristol, Swindon, the M5 and the South West.





Additional Information

We understand the property is Freehold with central heating through a Biomass Windhager wood pellet boiler, heat recovery ventilation, private septic tank drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a Conservation Area. Ultrafast broadband is available and is excellent mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band H. The owners reserve the right not to include the shepherd huts which can be available through negotiation.

Directions

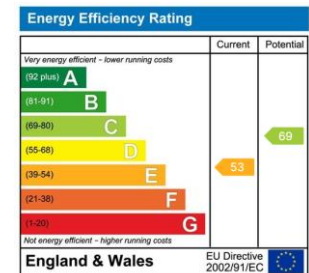
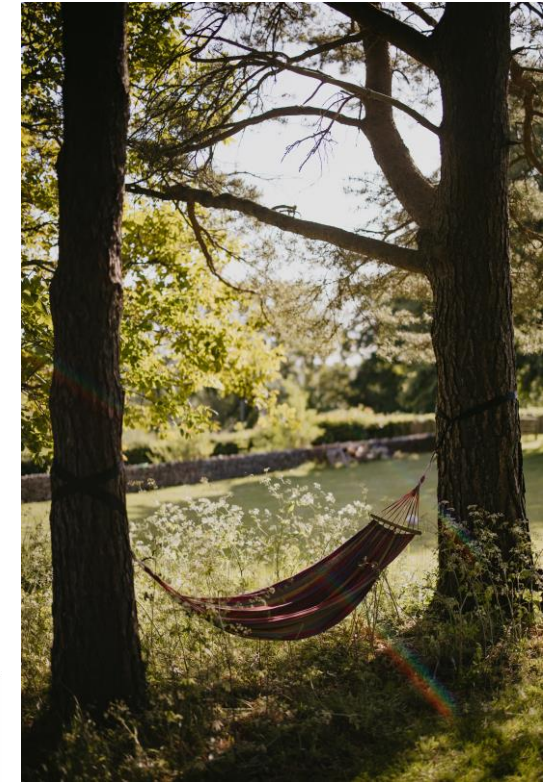
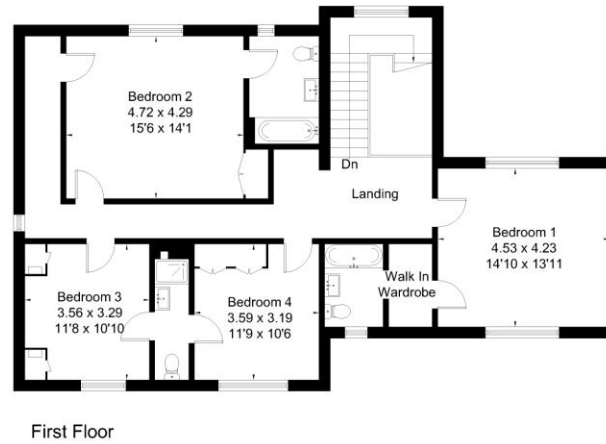
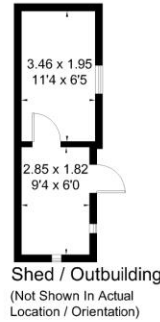
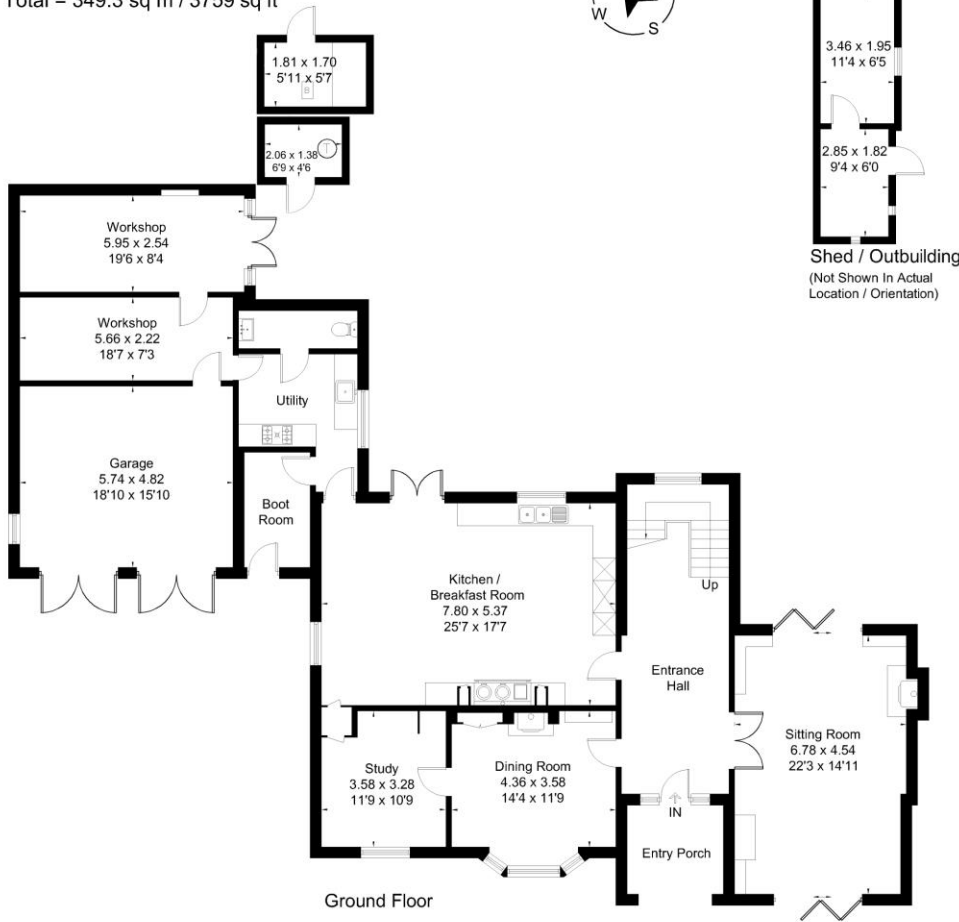
From Chippenham follow the A420 towards Marshfield. After 3.5 miles, descend into the village of Ford and take the third right hand turn into Old Coach Road by the church. Follow the lane to the top of the hill and take the right handed sharp turn signed to Hill House over the cattle grid.

Postcode SN14 8RS

What3words: ///mystery.classmate.argue



Approximate Floor Area = 292.3 sq m / 3146 sq ft
 Garage = 27.5 sq m / 296 sq ft
 Outbuildings = 29.5 sq m / 317 sq ft (Excluding Shed)
 Total = 349.3 sq m / 3759 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #69268

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577