

The Granary



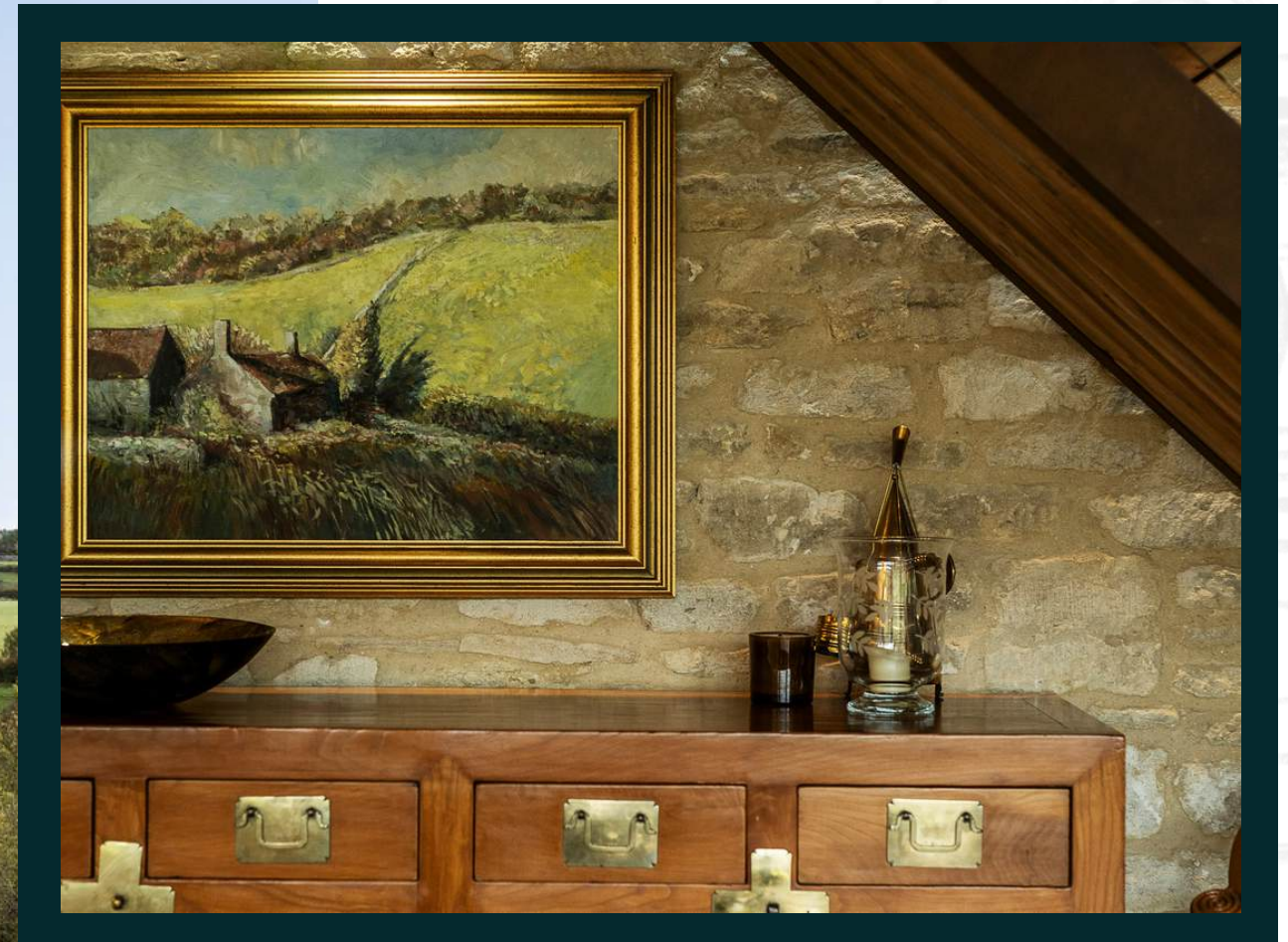
West Yatton, Yatton Yeynell, Chippenham,
Wiltshire, SN14 7EW

51°28'32"N 002°12'29"W
[what3words///sake.roosters.fancy](https://what3words.com/sake.roosters.fancy)

THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE



Set above its own idyllic valley, this exceptional five-bedroom barn conversion blends timeless Cotswold charm with modern sophistication. Generous, light-filled rooms feature exposed Cotswold stone and high ceilings, creating a wonderful sense of space for contemporary living. The property includes an internal one-bedroom annexe and a fully self-contained two-bedroom guest cottage. The attached Threshing Barn provides an outstanding entertaining space, complemented by a beautifully landscaped courtyard garden. An open barn offers an outdoor entertaining area with a firepit, alongside garaging and further outbuildings. Within the grounds you will find garaging, vegetable gardens and stabling, whilst the land is laid to pasture and woodland, creating a truly private and picturesque country retreat.







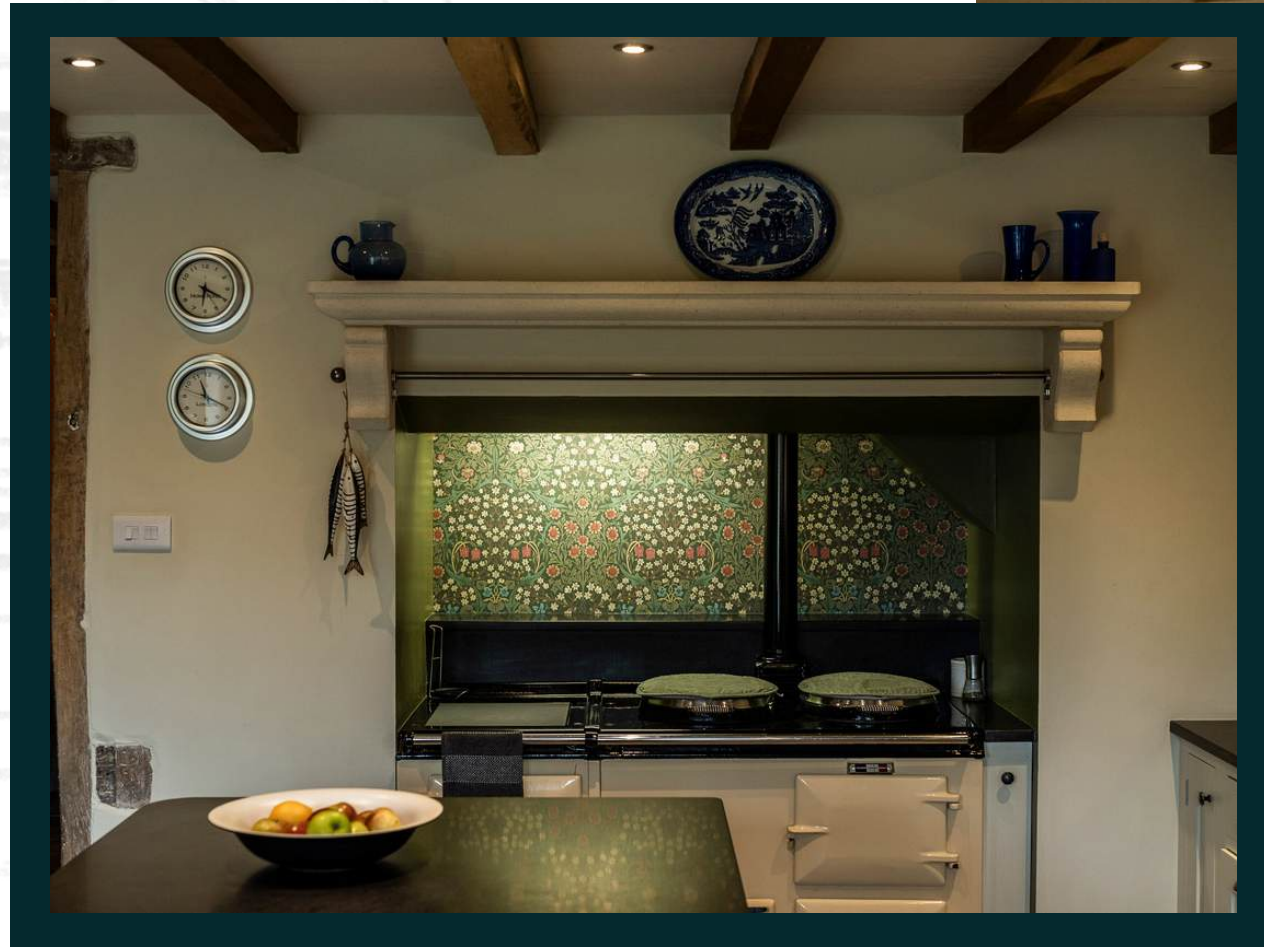








THE FINER DETAILS



Bedrooms 4
Reception rooms 5
Bath/Shower rooms 4
2 Bed Cottage
Entertainment barn
Stables
Garaging
Outbuildings
Plant Room
2 Laundry Rooms
Utility Cloakroom/ Shower
6.94 acres



THE FINER DETAILS



SERVICES

Mains water and electricity
Three ground source heat pumps
Oil fired aga and boiler
Sewage treatment plant
Gigaclear

LISTING

Grade II Listed

COUNCIL TAX

Band G

LOCAL AUTHORITY

Wiltshire District Council



THE COTTAGE









ABOUT THIS AREA

Situated on the edge of West Yatton, The Granary is very well positioned, only 6 miles South of Junction 17 of the M4 offering fast access to London and the Southwest. Chippenham train station is within 5 miles, with twice-hourly trains direct to London Paddington from 69 minutes. The nearby village of Yatton Keynell has excellent local facilities including a village shop with a post office and cafe, public house, doctors' surgery and primary school. Chippenham offers a larger range of shopping facilities, whilst both the Heritage City of Bath and Bristol are within easy reach. Also close by is the popular farm shop and deli at Allington Farm. There are a number of good local pubs and restaurants, notably Lucknam Park Hotel and Whatley Manor which both have Michelin-starred restaurants and exclusive spa facilities offering memberships. The area has a very good selection of schools including Stonar, Heywood Prep, Kingswood, Monkton Combe, Downside, Prior Park, Royal High School Bath, St. Marys Calne, Westonbirt, Marlborough College, Dauntsey's, and Cheltenham schools. Additionally, there are several local state schools including Sheldon, Hardenhuish and Malmesbury. The region has many sporting opportunities to offer with horse racing at Bath and Cheltenham, Rugby at Gloucester and Bath, Golf at Castle Combe and Chippenham, Motor Racing at Castle Combe. The surrounding countryside offers many excellent walks, some directly accessible from the property.

TOWNS & TRANSPORT

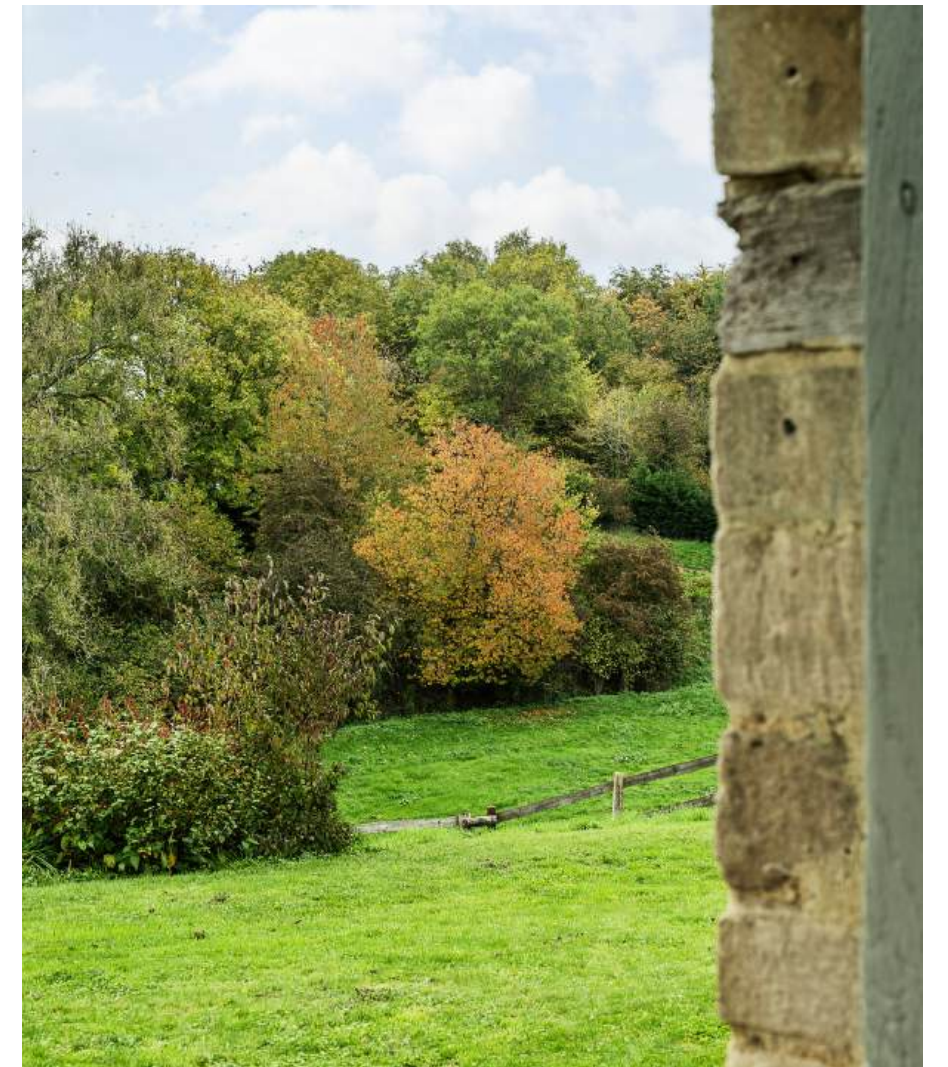
Castle Combe 2 miles
Chippenham 5 miles
Bath 15 miles
Bristol 23 miles
Bristol Airport 26 miles
London Heathrow 88 miles
London 100 miles
Chippenham train station 5 miles (London from 69 minutes)

LOCAL

Corsham House, Corsham
Bybrook, Manor House Hotel
The Methuen Arms, Corsham













FLOORPLAN

Approximate Floor Area = 694.6 sq m / 7477 sq ft
 Cottage = 68.5 sq m / 737 sq ft
 Garage / Outbuildings = 90.8 sq m / 977 sq ft
 Total = 853.9 sq m / 9191 sq ft (Excluding Void / Open Log Store / Eaves)
 Including Limited Use Area (39.7 sq m / 427 sq ft)



IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken October 2025. Particulars prepared in October 2025.

AREA GUIDE

South Cotswolds

Famous for its quintessential market towns and honey-coloured cottages, the rolling Cotswolds are bursting with character and charm. Here you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most unique property. Lose yourself amongst a constellation of picturesque villages with a variety of quirky and independent shops, restaurants and farmers markets – or soak up the amazing atmosphere of one of the many sporting events, such as horse racing at Cheltenham or eventing at Badminton, to name just two.

WALKING **The Cotswold Way**
The Cotswold Way takes you through honey-coloured villages, pass stately homes, ancient battle sites and beautiful churches, all whilst being treated to some of the most amazing views in England.

EATING OUT **Lola & Co, Tetbury**
Perfectly complementing aesthetics with drinks, the Chef uses the finest, seasonal, and sustainable products from the best artisans to create a menu that enables the discovery of flavours from a Majorcan beach, the Costa Brava, the Spain of Quixote and the white ancient mills.

DAY OUT **The Cheltenham Festival**
A highlight in the National Hunt Season that provides an unrivalled atmosphere. Experience four days of the finest horses, jockeys and trainers battling it out for the highest honours in racing.

Westonbirt Arboretum
The most important national arboretum in the country which is home to over 2,500 different species of trees. Westonbirt is the perfect place for you to escape, relax or have an adventure and best known for its spectacular display of autumn colour.





THE
COUNTRY
HOUSE
DEPT.

03332 340 901

info@thecountryhousedepartment.com
thecountryhousedepartment.com