



# CULVERT COTTAGE

UPTON, EAST KNOYLE, SALISBURY

**RV**  
RURAL VIEW



East Knoyle 1.4 miles, Tisbury 6.5 miles, Gillingham 6.5 miles, Shaftesbury 8 miles, Salisbury 19 miles, Bath 26 miles.

# CULVERT COTTAGE

Upton, East Knoyle, Salisbury, Wiltshire SP3 6BW

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A CHARMING BEAUTIFULLY REFURBISHED PERIOD COTTAGE SITUATED IN AN IDYLIC RURAL HAMLET SETTING ON THE WILTSHIRE/DORSET BORDER WITH DELIGHTFUL GARDENS

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Sitting Room | Dining/Garden Room | Kitchen | Reception Hall

Cloakroom | Four Bedrooms | Three Bath/Shower Rooms

0.29 of Acre of Garden & Grounds

Garage/Workshop



**RV** RURAL VIEW

The Loft, Tisbury, Wiltshire, SP3 6JG

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## SITUATION

Culvert Cottage is situated off a quiet country lane in the small rural hamlet of Upton on the Wiltshire/Dorset border and which is mainly made up of farms and cottages. The neighbouring community of The Green is a good spot from which to enjoy splendid far-reaching views over the Blackmore Vale whilst the vibrant village of East Knoyle, the birthplace of Sir Christopher Wren, is just 1.4 miles away and has good local facilities including a community run village shop/post office, village hall, parish church and playground.

The Saxon hilltop market town of Shaftesbury has a range of independent shops, supermarkets, eateries, a secondary school, cottage hospital and is famous for the picturesque steep cobbled street of Gold Hill. Gillingham also offers a choice of supermarkets and stores as well as a respected secondary school, sports centre and railway station with direct rail services to London (Waterloo) and the West Country. Nearby Tisbury has a selection of boutiques,

mainline railway station and is home to Messums Wiltshire, a contemporary arts centre housed in a historic tithe barn. The local road network gives ready access to the other main towns in the area including Bath, Blandford Forum, Salisbury, Sherborne, Warminster and Wincanton as well as to the South Coast whilst the A303 trunk road linking with the M3 motorway, makes London accessible for the motorist.

Located within the Cranborne Chase National Landscape where the Nadder Valley, West Wiltshire Downs and the Blackmore Vale all meet, the area is an ideal base from which to explore the beautiful surrounding countryside and for a variety of rural pursuits such as walking, riding and cycling as well as traditional field sports. There are golf courses at Salisbury, Sherborne, Toller Royal, Warminster and Wincanton with racing at Bath, Salisbury and Wincanton. There are many places of interest to visit in the locality such as Old Wardour Castle, the Longleat Estate, Sherborne Castle, Stourhead Gardens, Wilton House and the Fovant Badges.

## PROPERTY

Culvert Cottage is a most attractive non-Listed period country cottage built with a mix of local stone and brick external elevations under a tiled roof. Located in a wonderful rural setting, the property has been sympathetically improved, altered and modernised over the last couple of years with great care taken to retain, and indeed, enhance the original character with high quality fittings installed by well-respected skilled local tradesmen. This has resulted in the creation of a really lovely home whether it is to be enjoyed as a full-time residence or weekend country retreat.

The well-presented accommodation lends itself to be utilised in a variety of ways. An unusual iron railed gate leads to an entrance porch and on to the good-sized reception hall which has an Amtico tiled floor and wooden stairs to the first floor. The triple aspect double length sitting room has an engineered oak floor and a fireplace with a solid fuel stove.



The kitchen has been custom designed and fitted with base level units, polished quartz work surfaces and an oil-fired Aga. The handsome, specially commissioned, oak island unit, is a super feature of the kitchen and can remain if required as could the butler's pantry cupboard. The kitchen is open plan to the lovely light and airy dining/garden room which has a partly glazed ceiling, French windows to the garden and is fitted with utility, boiler and storage cupboards. The kitchen and dining/garden room have underfloor heating.

Upstairs is a landing with fitted bookshelves, a principal bedroom with wooden flooring and fitted cupboards and an archway open to an en-suite shower room. There are three further bedrooms, one having an en-suite bathroom and another with an en-suite shower room.

#### **OUTSIDE**

The property is approached via a gravelled drive providing ample tandem parking and has access to a wooden garage/workshop. To the front is an attractive wild garden with a mix of mature

and recently laid hedging with native British species, iron railings and ornamental trees.

To the rear is a paved terrace to the back of the cottage with raised flower and shrub borders and steps up to the delightful West facing garden which has a lovely outlook over fields and is mainly laid to lawn with flower and shrub borders, a rose covered pergola and garden shed.

#### **DIRECTIONS (SP3 6BW)**

What3words: blueberry.desks.hypnotist

From Tisbury proceed North to Hindon, at the junction by the Grosvenor Arms, turn left on to the B3089 and continue West. At the traffic lights go across towards Willoughby Hedge and the A303 (West). Take the left turn signed to Upton, and Milton. Continue to Upton along Wise Lane and the property will be setback on the right shortly after passing Upton Farmhouse and opposite Upton Manor.

#### **TENURE**

The tenure of the property is Freehold.

#### **SERVICES**

Mains water, electricity and drainage, oil fired heating and hot water.

#### **LOCAL AUTHORITY**

Wiltshire Council

#### **OUTGOINGS**

Council tax band F.

#### **EPC**

Current rating E (48)

Please refer to the agents for the complete certificate

#### **BROADBAND SPEEDS (OFCOM)**

Standard 22 Mbps, Ultrafast fibreoptic 1,000Mbps (Ofcom)

#### **VIEWINGS**

Strictly by appointment with Rural View.



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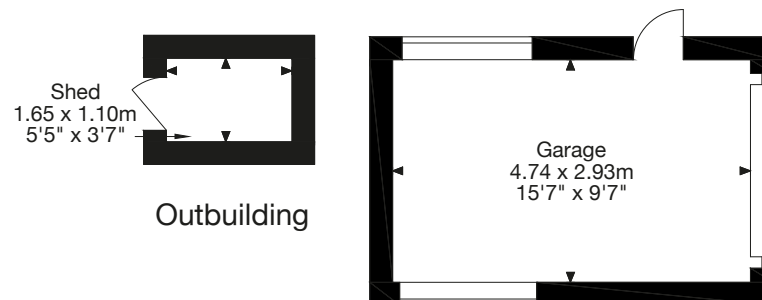
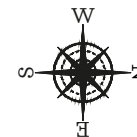
Gross Internal Area (Approx.)

Main House = 154 sq m / 1,657 sq ft

Outbuilding = 1 sq m / 19 sq ft

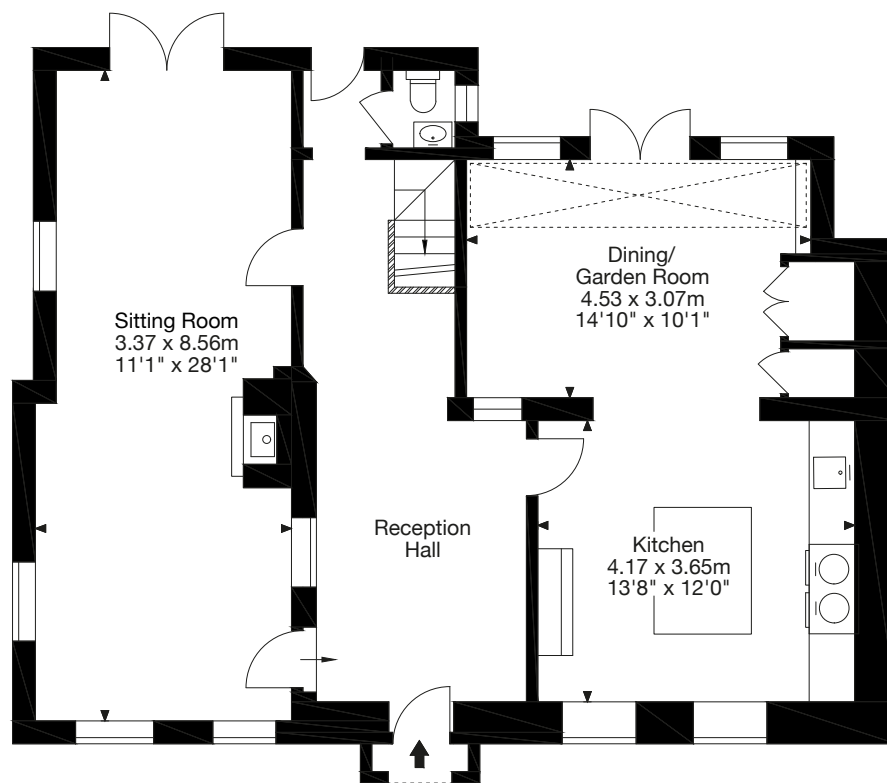
Garage = 13 sq m / 148 sq ft

Total Area = 168 sq m / 1,808 sq ft

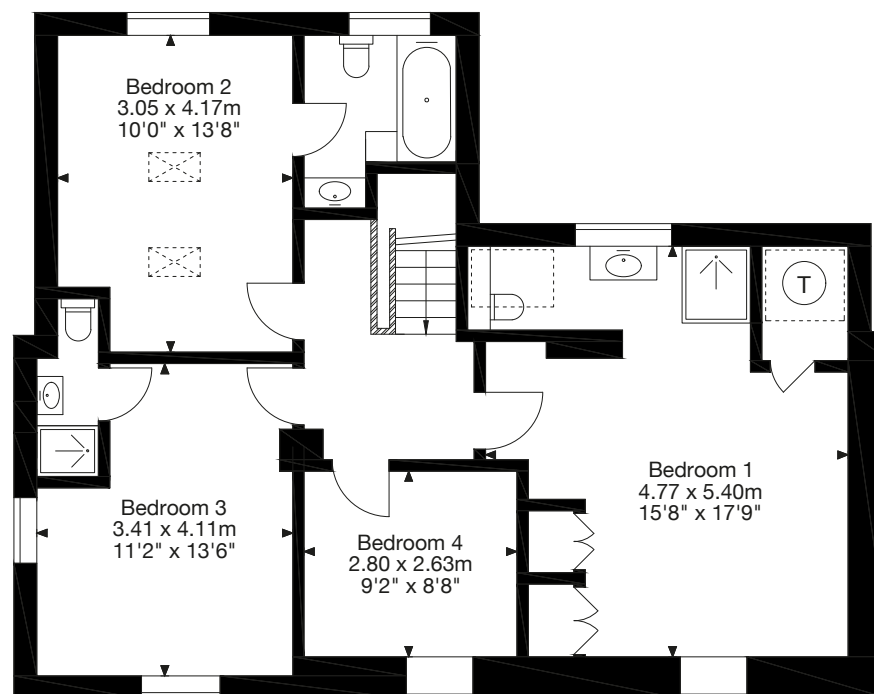


Outbuilding

Garage



Ground Floor



First Floor

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