

# THE PARISH HOUSE

WEST KNOYLE, WILTSHIRE



**RV**  
RURAL VIEW



Mere 2.75 miles, Gillingham 5.5 miles, Shaftesbury 8.5 miles, Warminster 11.65 miles

# THE PARISH HOUSE

West Knoyle, Warminster, Wiltshire BA12 6AJ

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AN ELEGANT PROPERTY OF GREAT CHARM, SITUATED IN A RURAL LOCATION WITH  
WONDERFUL GARDENS, PARTY BARN AND FIELD.

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Drawing Room | Snug | Study | Kitchen/Dining Room | Conservatory | Utility | Cloakroom.

Principal Bedroom with ensuite | 3 further Double Bedrooms | Family Bathroom.

Gardens and Grounds of approx 1 acre | Field of approx 2 acres | Barn with separate access | Garden Store | Extensive Parking.



**RV** RURAL VIEW

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## SITUATION

The Parish House is situated in a delightful rural location on the outskirts of West Knoyle, a small village with a 13th Century Church and a great sense of local community. The surrounding south-west Wiltshire countryside is an attractive, open and gently undulating landscape with a feel of remoteness, but in reality having the benefit of local amenities and communications.

Close by is the small and active town of Mere, which is within very easy reach and has shopping and amenities for most everyday needs, while Gillingham has a selection of supermarkets, High Street shops, a leisure centre, a Mole Valley Store and well-regarded state school. There is also a mainline railway station to London Waterloo (2 hrs). Other local towns include Shaftesbury and Warminster, providing plenty of shopping and leisure amenities, and further afield are Bath and Sherborne, both of which offer a wide range of shops, restaurants, cultural and recreational facilities.

The A303 is close at hand and links the West Country to London via the M3, while Dorset's Jurassic Coast is within easy striking distance for day visits.

West Knoyle is an ideal base from which to explore a variety of pursuits such as riding, traditional field sports, walking and cycling, with further sporting facilities available, including racing at Wincanton and golf at Warminster and Sherborne.

Many families are drawn to the area by the quality of life and the many excellent state and private schools, while places of interest in the locality include Stourhead Gardens, the Longleat Estate, Sherborne Castle, Wilton House and Stonehenge.

## PROPERTY

Grade II listed and originally dating from the early nineteenth century, The Parish House is constructed of rendered cob elevations under a thatched roof. It is a most appealing property with Gothic arched windows reflecting the romantic 'cottage orné' style of its period, and has elegant rooms with

a southerly aspect. The property benefits from a lovely flow of accommodation, leading from a wonderful conservatory, complete with abundant Muscat grapevine and a greenhouse return, to the large oak floored kitchen/dining room, having an Aga, separate hob and oven, island and fitted wood burner in the dining area. From here, the snug sitting room lies centrally to the house and is a cosy winter room with open fire and stairs to the first floor. With a double aspect and excellent space, the drawing room has the capacity for large gatherings and is very much attuned to lifestyle. Fitted bookshelves provide a small library space, while there is plenty of room for a card table or desk, and the fireplace has a wood burner. A study/studio lies beyond, and a second staircase accesses the east side of the first floor. To the rear is a well-fitted utility room and cloakroom.

Upstairs there are two stylish bedrooms set into the eaves and a family bathroom, and the landing then leads to a comfortable guest bedroom with fitted cupboards and the main bedroom, again with fitted cupboards and an open ensuite bathroom.



## OUTSIDE

A wonderful feature of this property is its easily maintained and beautifully designed garden. Approached from a pedestrian gate to the lane, the front section is laid to gravel with a small lawn and is planted very much with a natural look, but also with roses, herbaceous perennials and specimen trees. This area is formally defined by topiary and is a magical entrance to the house via the conservatory. There is a paved terrace and beyond this a wrought iron gate leads to an open expanse of lawn with meadow areas, trees and spring bulbs. To the rear is a hazel and cob grove and at the western end a vegetable plot and large garden store. Parking for the property is plentiful.

At the eastern end of the grounds lies an excellent party barn, with accommodation and facilities, parking and a separate access, while across the lane is a good, level field which can be utilised in many ways.

## DIRECTIONS (BA12 6AJ)

What3words: ///telephone.turns.salad

From the A303 at Chadderwick Hill, turn off at The Cleeve which then becomes Six Acre Lane. Follow the lane for approx 1/4 mile and The Parish House can be found on the right at the junction with The Street.

From West Knoyle, turn into The Street at the Church and follow the lane for approx 1/2 mile. There is a group of properties and The Parish House is beyond these on the right.

## TENURE

The Tenure of the property is Freehold

## SERVICES

Mains water, mains electricity, private drainage, oil fired central heating & hot water.

## LOCAL AUTHORITY

Wiltshire Council

## OUTGOINGS

Council tax band G

## EPC

EPC Energy Efficiency Rating F

(Please refer to the Agents for the complete EPC)

## BROADBAND SPEEDS (OFCOM)

Wessex Internet Current: Download 44 Mbps Upload 9 Mbps  
(Fibre scheduled for September 2025)

## MOBILE (OFCOM)

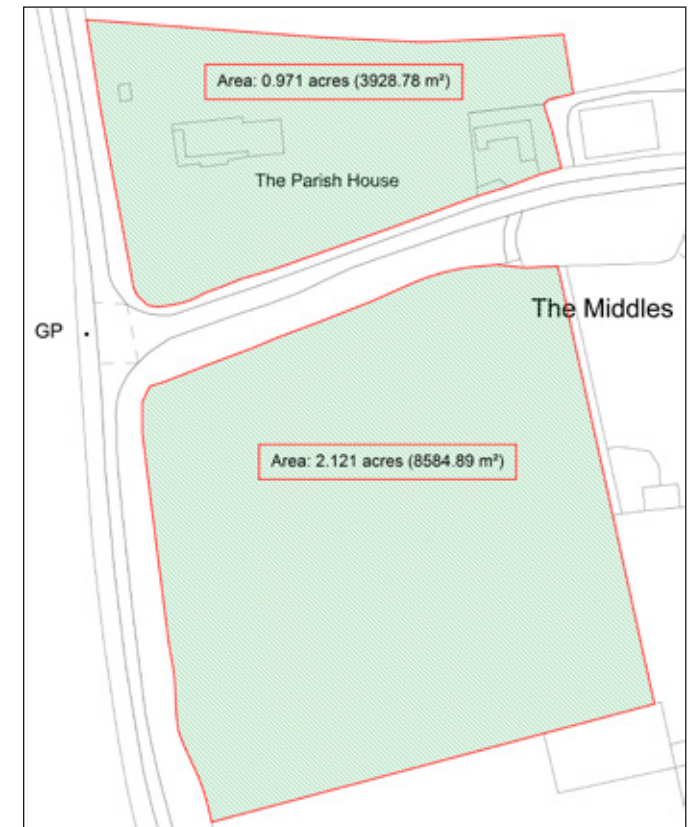
All networks good to variable (Ofcom)

## FIXTURES AND FITTINGS

Unless specifically mentioned all fixtures & fittings and garden statutory are excluded from the sale. Some items may be available by separate negotiation.

## VIEWINGS

Strictly by appointment with Rural View.



The Parish House, West Knoyle, Warminster BA12 6AJ

Gross Internal Area (Approx.)

Main House = 297 sq m / 3,196 sq ft

Barn = 103 sq m / 1,108 sq ft

Outbuilding = 13 sq m / 139 sq ft

Total Area = 413 sq m / 4,443 sq ft



Outbuilding  
Not Shown in actual  
location or orientation



First floor



Ground Floor



Mezzanine



Mezzanine



Barn  
Not Shown in actual  
location or orientation



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