

CHAPEL HOUSE

THE GREEN, EAST KNOYLE

RV
RURAL VIEW



CHAPEL HOUSE

The Green, East Knoyle, Salisbury, SP3 6BN

A BEAUTIFULLY RENOVATED CONVERTED CHAPEL SITUATED IN A
TRANQUIL AND POPULAR HAMLET WITH A PRETTY GARDEN.

Entrance hall | Utility room | Downstairs cloakroom | Sitting room | Kitchen/dining room
Two bedrooms | Two bath/shower rooms
Garden | Parking



RV RURAL VIEW

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SITUATION

Chapel House is situated in a peaceful hamlet, The Green, on the north-western fringe of the village of East Knoyle. The area lies in the Cranborne Chase and West Wilts Downs AONB. The Green itself is a collection of houses and has a popular pub, The Fox and Hounds. The neighbouring village of East Knoyle is a vibrant community with good local facilities including a community run village shop/post office, village hall, parish church and playground. The north Dorset Saxon hilltop market town of Shaftesbury has a range of shops, supermarkets, eateries, a secondary school, cottage hospital and is particularly famous for the picturesque steep cobbled street of Gold Hill.

There are railway stations at Tisbury and Gillingham with direct rail services to London (Waterloo) and the West Country. The local road network gives ready access to the other main towns in the area including Bath, Blandford, 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 in the Area of Outstanding Natural Beauty where the Nadder Valley, West Wiltshire Downs and the Blackmore Vale all meet, the area is an ideal base from which to explore the local 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 Toller Royal, Salisbury, Sherborne and Warminster with racing at Bath, Salisbury and Wincanton and sailing at Shearwater near Warminster. There are many places of interest to visit such as Old Wardour Castle, the Longleat Estate, Sherborne Castle, Stourhead Gardens, Wilton House and the Fovant Badges.



PROPERTY

Chapel House dates from 1857 is of brick construction under a slate tile roof. The house was converted to a two-bedroom property in the late 1970s and has been significantly updated in recent years by the current owner whilst retaining period features. It comprises well configured accommodation and could potentially be extended, subject to the necessary planning consents.

Maximum use has been made of space and off the entrance hall is a utility room and downstairs cloakroom. The remainder of the layout on the ground floor is open plan, offering a light and airy feel. The sitting room has a wood burner and French doors leading out to the garden. The kitchen is fitted with units, work tops and integral appliances with an attractive island unit and is open to the dining area. Upstairs are two double bedrooms and two bath/shower rooms.

OUTSIDE

Chapel House is approached from the village lane with off street parking. The terraced garden is charming comprising an area of lawn, mixed shrubbery, hedging, flower borders and paved terraced areas from which to enjoy the views. The ruins of two small worker's cottages lie midway up the garden and subject to the necessary planning consents could be converted into an annex, office or studio.

DIRECTIONS (SP3 6BN)

From Tisbury proceed through Hindon to B3089, turn left onto this road. Continue over traffic lights towards Willoughby Hedge. Take left hand turn signed Upton, East Knoyle and The Fox and Hounds. Chapel House will be found after approximately 1.5 miles on the left-hand side.

TENURE

Freehold.

SERVICES

Mains water, electricity and drainage. LPG calor gas central heating, wood burner.

LOCAL AUTHORITY

Wiltshire County Council

OUTGOINGS

Council tax band C

EPC

Current band F

FIXTURES AND FITTINGS

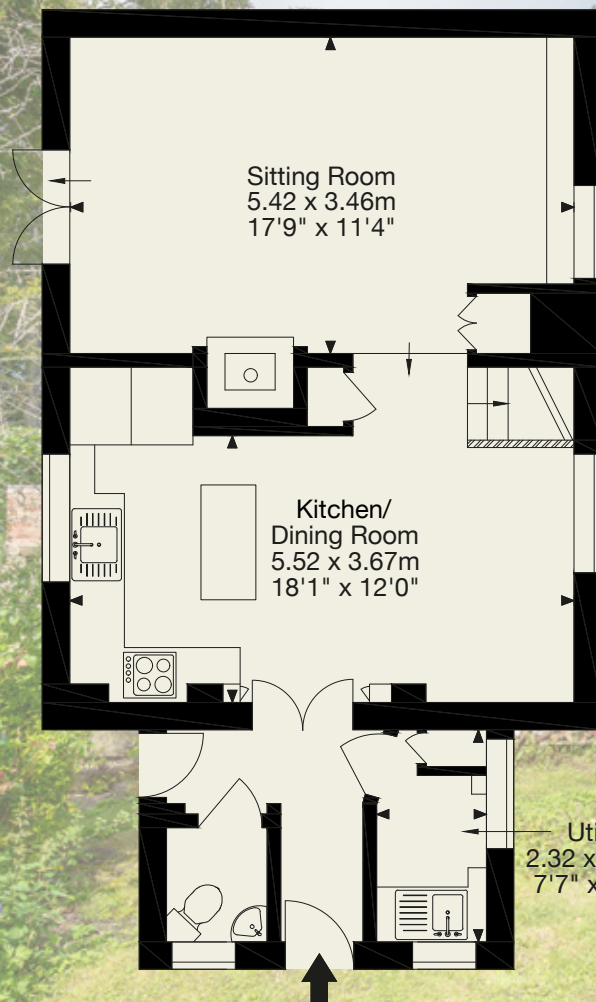
Unless specifically mentioned all fixtures & fittings and garden statuary are excluded from the sale. Some items may be available by separate negotiation.

VIEWINGS

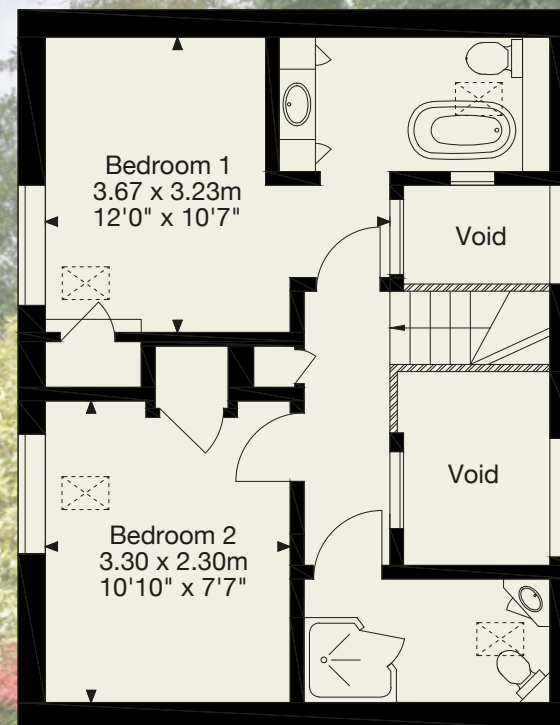
Strictly by appointment with Rural View.



Chapel House, The Green, East Knoyle, Wiltshire, SP3 6BN
Gross Internal Area (Approx.)
84 sq m / 904 sq ft



Ground Floor



First Floor

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