



**RV** RURAL VIEW

Knapp Cottage  
Tisbury - Wiltshire



# Knapp Cottage Vicarage Road Tisbury Salisbury SP3 6HZ

A detached Listed period cottage situated in an elevated setting on the edge of a sought-after village offering an ideal refurbishment opportunity & wonderful far-reaching views

- Desirable Nadder Valley Village Location
- Spacious Sitting/Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms & Large Loft
- Bathroom, Cloakroom & Outbuilding
- Pretty Gardens, Double Garage & Parking
- Nearby Access to Country Walks

Viewing strictly by appointment via  
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**Situation** The property is situated in an elevated setting on the edge of the popular village of Tisbury but within reach of the village centre, its bustling High Street and station. Tisbury, regarded by the Sunday Times in spring 2024 as one of the best places to live in the South West, is the principal village of the beautiful Nadder Valley. It has become increasingly popular amongst discerning buyers due to its excellent choice of independent local shops, boutiques and eateries as well as its many facilities including a primary school, doctor's and dental surgeries, vets, sports and community centre, garage and a station with direct rail services to London (Waterloo) and the West Country. The village is home to Messums Wiltshire, a contemporary arts centre in a 14<sup>th</sup> Century thatched tithe barn, the largest of its type in the country.

The Saxon hilltop market town of Shaftesbury is 9 miles away and has a good range of shops, supermarkets, a well-respected secondary school, cottage hospital and is famous for the picturesque steeply cobbled street of Gold Hill. The medieval cathedral city of Salisbury is 14 miles distant and has more comprehensive shopping, entertainment & leisure amenities and a district hospital. The local road network gives access to the other main towns in the region including Bath, Blandford, Sherborne and Warminster as well as to the South Coast whilst the A303 links with the M3, making London accessible for the motorist. Many families are drawn to South Wiltshire by the excellent choice of state and private schools.

Set amidst the attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, Tisbury is an excellent base from which to explore many miles of footpaths and bridleways with a variety of rural pursuits available including walking, riding, cycling and fishing. Sailing can be found at Shearwater near Warminster, racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster and Salisbury. There are several excellent dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, the Fovant Badges, Stourhead Gardens, Wilton House and Stonehenge.





**Property** Knapp Cottage is a Grade II Listed detached cottage thought to have been built during the reign of William III in 1698 with stone external elevations and stone mullioned windows under a tiled roof. The property retains much period character and charm but is now in need of modernisation. Subject to the necessary consents, the property offers scope to alter the existing layout and extend the current living space by converting the attached outbuilding and the larger of the two loft spaces.

The accommodation on the ground floor comprises a good-sized sitting/dining room with a cast iron woodburner, a former inglenook fireplace (not in use) and a wooden ceiling beam. The kitchen/breakfast room has wooden units, a tiled floor and a Rayburn range which heats the hot water but no longer the heating. A rear lobby provides storage and access to the bathroom. Two set of stairs lead to the first floor which has three bedrooms and a cloakroom. All the rooms have magnificent far-reaching views over the village to the countryside beyond.

**Outside** A drive to the side of the house has parking for two cars and leads to the double garage. The attractive South facing garden has a super outlook and is arranged in a series of lawned terraces with flower, shrub and rose borders, a paved terrace with a vine covered pergola and ornamental trees. A gate and path lead beyond the garage to a large sloping secondary garden once a vegetable/fruit garden but more recently enjoyed as a wildlife area with trees, pond and greenhouse.



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Approximate Floor Area = 134.2 sq m / 1444 sq ft  
 Outbuildings = 26.2 sq m / 282 sq ft  
 Total = 160.4 sq m / 1726 sq ft

**Directions** From the distinctive sign & lamp post in The Square, Tisbury, proceed up the High Street and immediately after The Benett Arms take a sharp left turn into Vicarage Road signed to Tuckingmill. Continue along the lane and as it drops downhill, the property will be the last one on the left.

**Services** Mains water, electricity and drainage, oil fired hot water.

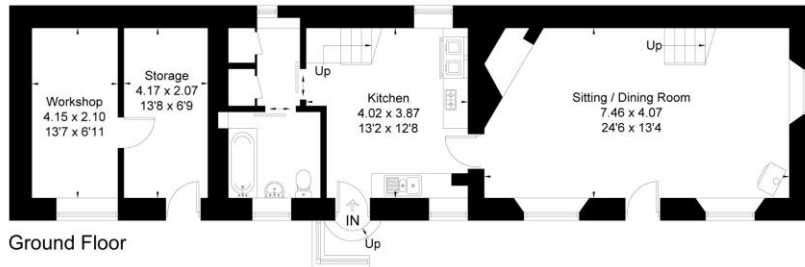
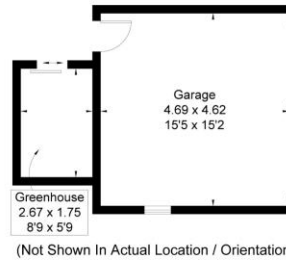
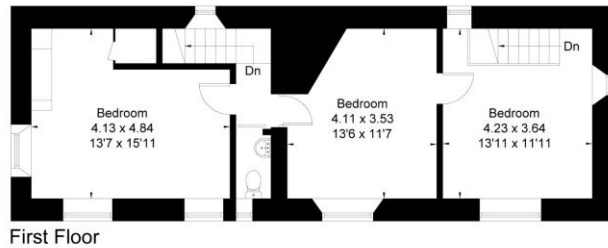
**Local Authority** Wiltshire County Council 0300 456 0100 Council Tax Band E

### **EPC Energy Efficiency Rating**

As a Listed property an EPC is not required under the present regulations.

**Broadband** Ofcom Download Speed - Standard: 17Mbps Superfast: 66 Mbps

**Tenure** Freehold



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67091