

Knapps Gate

Warminster, BA12 7QY

COOPER
AND
TANNER



£650,000 Freehold

A charming, Grade II Listed, three/four bedroom character cottage located in rural position on the edge of the Longleat estate. The property has been well maintained by the present owners and offers period features and charm throughout with good sized gardens, open fronted garage and ample driveway parking. Internal viewing comes highly recommended.

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 3  2  1 EPC TBC

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DESCRIPTION

A charming, Grade II Listed, three/four bedroom character cottage located in rural position on the edge of the Longleat estate. The property has been well maintained by the present owners and offers period features and charm throughout with good sized gardens, open fronted garage and ample driveway parking. In brief the accommodation comprises entrance hall with turning staircase rising to the first floor landing, dual aspect living room with feature fireplace and inset wood burning stove, sitting room with inglenook fireplace and inset wood burning stove and storage cupboards to either side, kitchen with a range of fitted units and space for appliances and a step up into the dining area with bi-folding doors out onto the garden. There is also a good size utility room with door to the garden and a cloakroom. From the sitting room, stairs lead down to two double bedrooms and a good size storage cupboard which could easily be converted into another bathroom.. To the first floor there are two double bedrooms, the main bedroom having fitted cupboards and a family bathroom. View from both of the first floor bedrooms can be appreciated across the neighbouring countryside. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

OUTSIDE

The property is approached over a block paved drive leading to an ample parking area for several vehicles and the detached wooden car port and shed. A gate from here leads to the rear garden with a good sized paved terrace enjoying the afternoon and evening sun, ideal for al-fresco dining. Steps from the terrace leads onto the garden which is predominantly laid to lawn with a wide range of mature trees, plants and shrubs. The top of the garden is currently on a long lease from the Longleat estate and from here views across the neighbouring countryside can be enjoyed.

LOCATION

The property is very well located in a quiet village which has four public houses, sports field, tennis courts, reading room and village church. The village lies between Frome and Warminster. Corsley comprises a scattering of rural hamlets, situated around historic Cley Hill with the Longleat Estate nearby. The village is set near to the Somerset and Wiltshire border, and is within commuting distance of Bath, Bristol and Salisbury. There is a main line connection to London (Paddington) from Westbury station. Private Schools are to be found in Warminster and Bath.

COUNCIL TAX BAND

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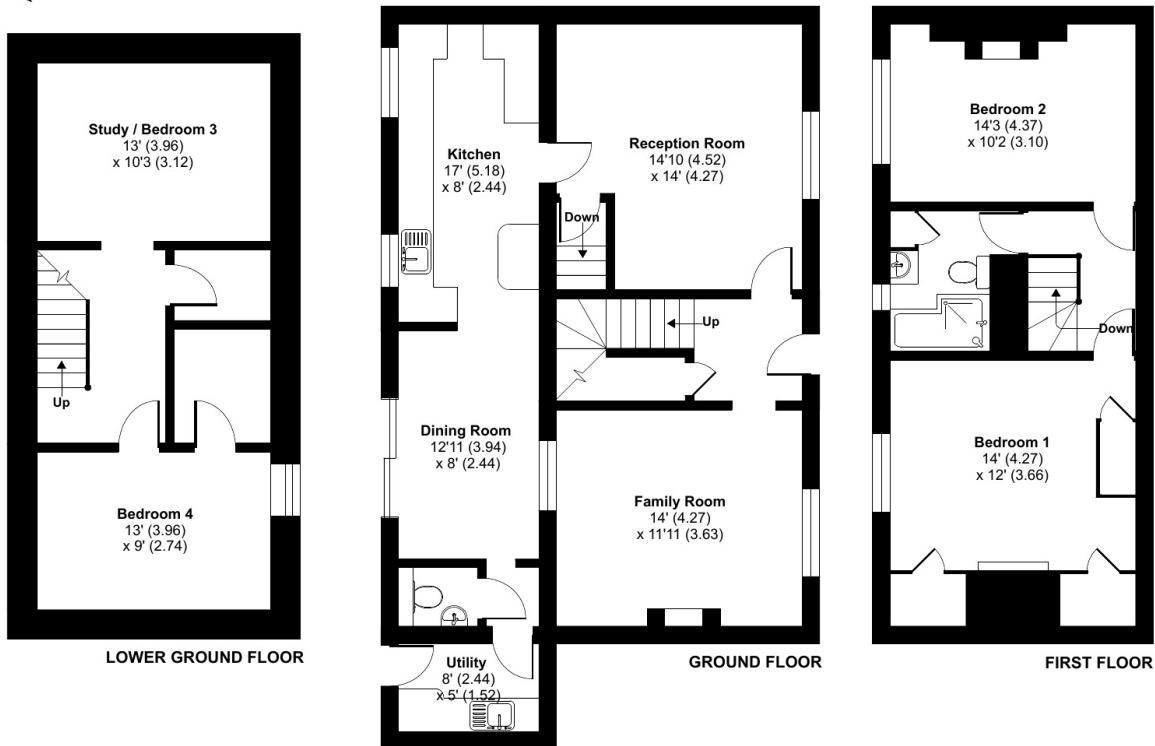




Knapps Gate, Corsley, Warminster, BA12

Approximate Area = 1732 sq ft / 160.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 975624

WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

warminster@cooperandtanner.co.uk

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