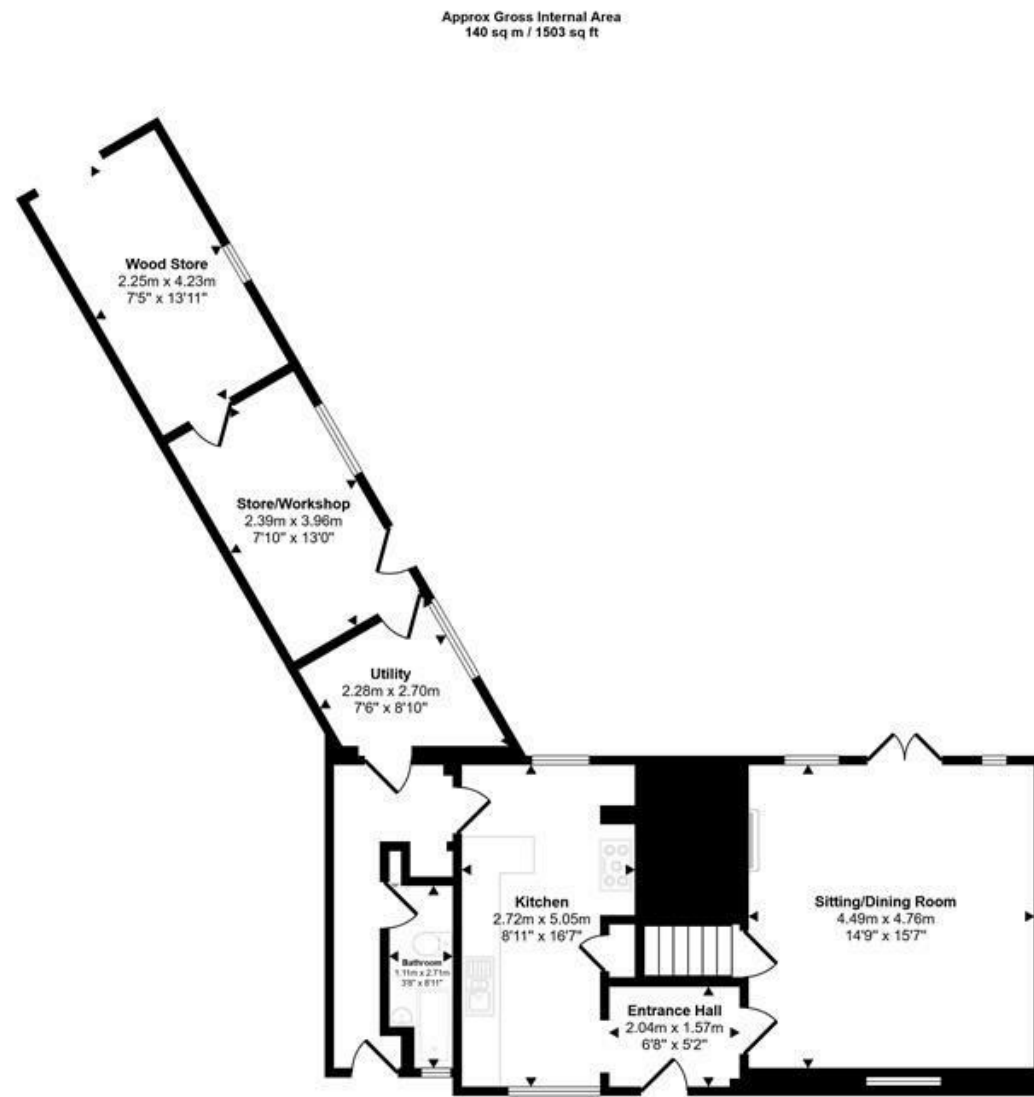
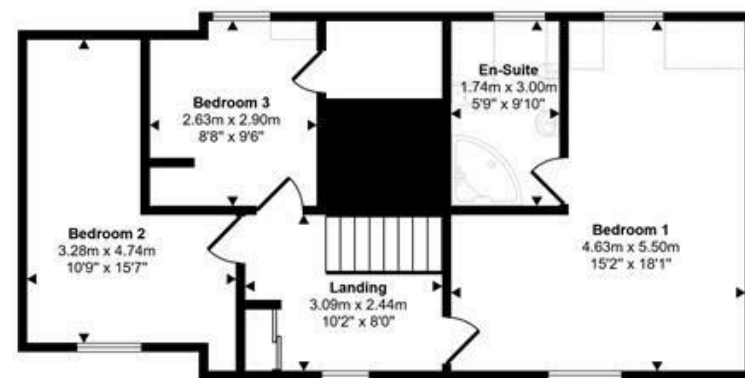




Ground Floor
Approx 80 sq m / 858 sq ft



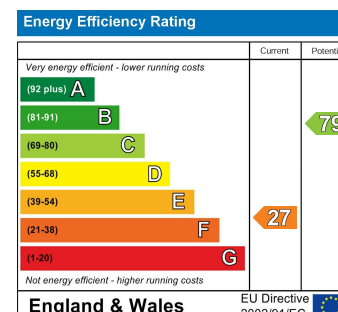
First Floor
Approx 60 sq m / 646 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The Street East Knoyle

Guide Price
£450,000

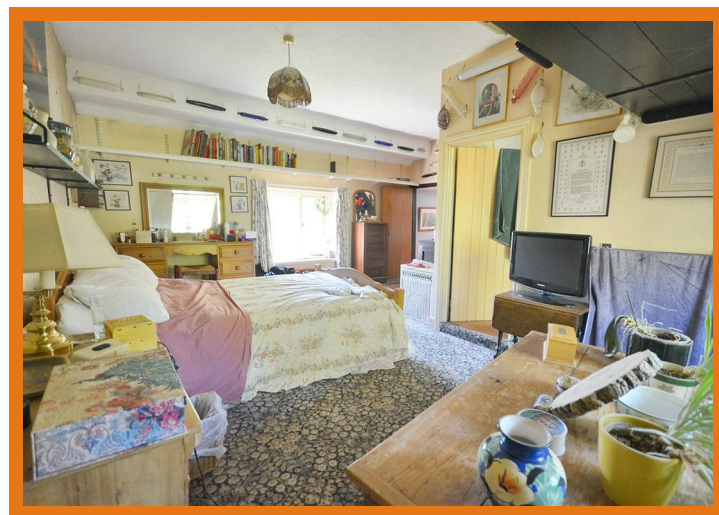
Charming Tudor Cottage with Historic Character in East Knoyle

Nestled in the heart of the highly sought-after village of East Knoyle, this enchanting mid-terrace cottage dates back to the 1560s and offers a rare opportunity to own a piece of local history. Believed to have once formed part of a shop, the property is brimming with period charm and original features that reflect its rich Tudor heritage.

From the moment you step inside, you'll be captivated by the wealth of character on display — from exposed floorboards and wood-panelled walls to the stunning ceiling beams that run throughout. The inviting sitting room centres around a magnificent inglenook fireplace with an impressive bressummer beam, while the adjoining Stanley range, in the kitchen provides heating, hot water, and cooking — cleverly positioned beneath another historic beam, perhaps marking the site of an earlier hearth.

The accommodation comprises three generously sized bedrooms, one of which benefits from an en-suite bathroom. A second bathroom is located on the ground floor, offering convenience and flexibility. While already full of charm, the property presents scope for sympathetic improvement and personalisation (subject to necessary permissions), making it an ideal project for those wishing to blend modern comfort with historic character. Outside, a large rear garden offers ample space and exciting potential to create a beautiful outdoor retreat — ready to be tamed and enjoyed. Situated within a conservation area, the cottage benefits from the tranquil, picturesque setting of East Knoyle while still offering easy access to nearby major towns and transport links.

Offered with no onward chain, this is a truly unique opportunity to make your home in one of Wiltshire's most desirable villages.



The Property

Accommodation

Inside

Ground Floor

From The Street, steps rise to a short path that leads to a storm porch where the front door opens into welcoming entrance with an opening into the kitchen and a step up and door opening into the sitting/dining room. There are ceiling beams and wood panelled walls. For practicality, the floor is tiled. The sitting/dining room is generously sized with a window to the front plus double doors with windows either side opening out to the rear garden. There are many character features, including ceiling beams and an impressive open fireplace with a timber beam. A door opens to the staircase to the first floor.

The kitchen also benefits from a double outlook with windows to the front and rear as well as boasting characterful features, such as exposed ceiling beams and there is an old fireplace with a beam that houses the Stanley range, which serves the central heating, hot

water and provides cooking facilities. For the summer months there is the immersion heater for hot water and a separate hob for cooking. From the kitchen there is a door that opens to an L shaped hall with another front door to the street plus doors to the ground floor bathroom and into the utility/boot room. In the utility/boot room, there is a sink and plenty of room for appliances as well as for coats, boots and shoes. A further door opens into the store/workshop where there is plumbing for a washing machine and door to the rear garden. Attached to this room is the wood store, which offers potential to link together into a more useable space.

First Floor

Stairs rise to a galleried landing where there are exposed old timbers and uprights plus a window to the front. There is access to two double bedrooms with a small flight of steps rising to a large main bedroom. This bedroom enjoys an outlook to the front and over the rear garden. It has partly exposed floor boards and benefits from an en-suite bathroom.

Outside

Parking

There is no parking available with the property but there is plenty of space on the street in front of the cottage or further down towards the shop.

Rear Garden

This offers huge potential to create an outdoor space to your own needs and desires. The garden is large with good privacy and a sunny aspect but needs some management.

Useful Information

Energy Efficiency Rating tba
Council Tax Band D
Sustainable Wood Framed Glazing
Oil Fired Central Heating from the Stanley range
Mains Drainage
Freehold
No Onward Chain

Directions

Postcode - SP3 6AL
What3words - steer.skyrocket.moves

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.