



CHAFFERS
ESTATE AGENTS



Manor Farm Cottages

West Knoyle, Warminster, BA12 6AG

Situated in the heart of a desirable village, this characterful three-bedroom semi-detached cottage offers a rare opportunity for buyers seeking a home with scope for improvement. Requiring updating and modernisation throughout, the property already benefits from full planning permission for a two-storey side extension and single-storey rear extension, providing ample potential to enlarge and enhance the living accommodation.

Offers Over £350,000

Council Tax Band: C

4 Manor Farm Cottages

West Knoyle, Warminster, BA12 6AG



DESCRIPTION

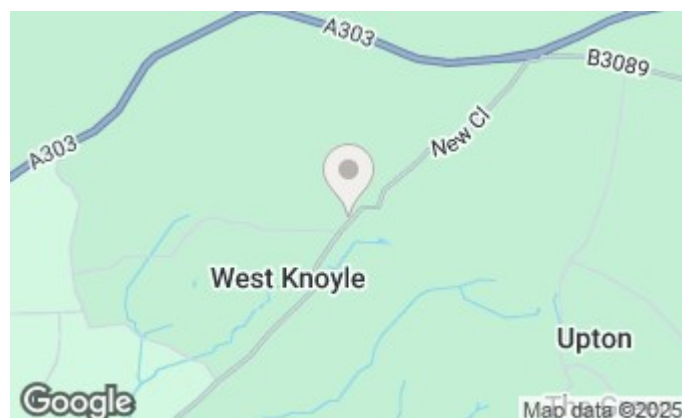
Charming Three-Bedroom Semi-Detached Cottage with Planning Permission in a Sought-After Village Location. Situated on the edge of a desirable village, this characterful three-bedroom semi-detached cottage offers a rare opportunity for buyers seeking a home with scope for improvement.

Requiring updating and modernisation throughout, the property already benefits from full planning permission for a two-storey side extension and single-storey rear extension, providing ample potential to enlarge and enhance the living accommodation. Set within 0.32 acres.

Upon entering, a boot room leads into the main hallway with stairs rising to the first floor. On the ground floor is a wet room with electric shower and white suite. The kitchen is fitted with floor and wall-mounted cupboards, an inset sink unit, and spaces for a washing machine and fridge. A solid fuel Rayburn which provides partial central heating, electric oven, and gas hob (propane) are also included. To the rear, a timber utility room provides additional storage and access to the garden.

The first floor comprises three bedrooms, each offering natural light and views over the surrounding village setting, making it ideal for family living or further development under the granted permissions.

This is a fantastic opportunity for those looking to modernise and create a personalised home in a peaceful village location, with the added advantage of planning permissions already in place.



OUTSIDE

Externally, the property enjoys a pleasant position within the village, with large garden offering potential for landscaping and extension. There is a handy shed and greenhouse. Set within approx 0.32 acre.

LOCATION

West Knoyle is a much sought after small village nestling on the edge of the Wiltshire Downs approximately 1 mile from the A303. Within the village there is a Parish Church and Village Hall and on the edge a Garage/Shop whilst the nearby village of East Knoyle has an excellent Post Office Stores, a pretty thatched country Pub / Restaurant. Primary Schools are available in Hindon and Semley and the small country of Mere is well serviced with day to day facilities. A main line station is available at Gillingham (Exeter ~ Waterloo).

ADDITIONAL INFORMATION

Services: Mains Water (Meter) Electricity & Private Drainage.

Council Authority: Wiltshire Council ~ Council Tax Band: C

Caution: NB All services and fittings mentioned in these

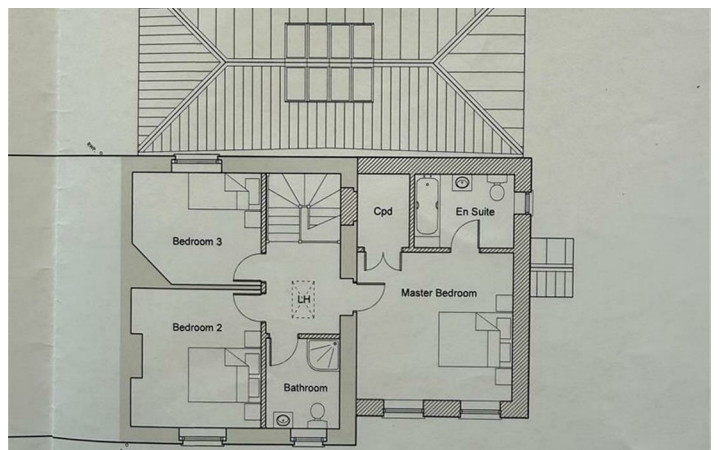
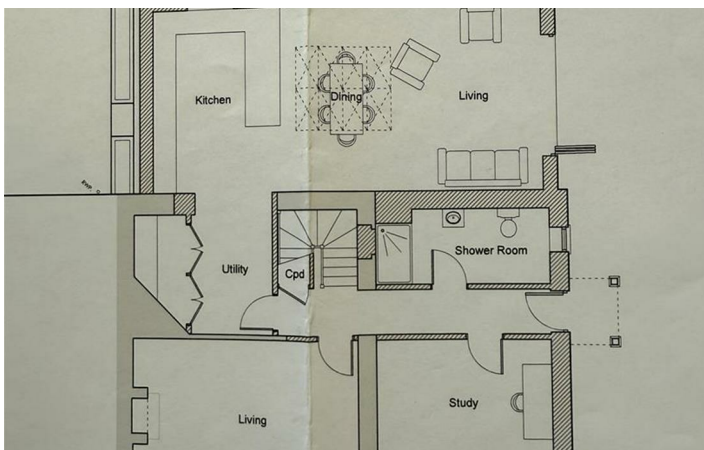
particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated:

Planning Permission: PL/2024/04237

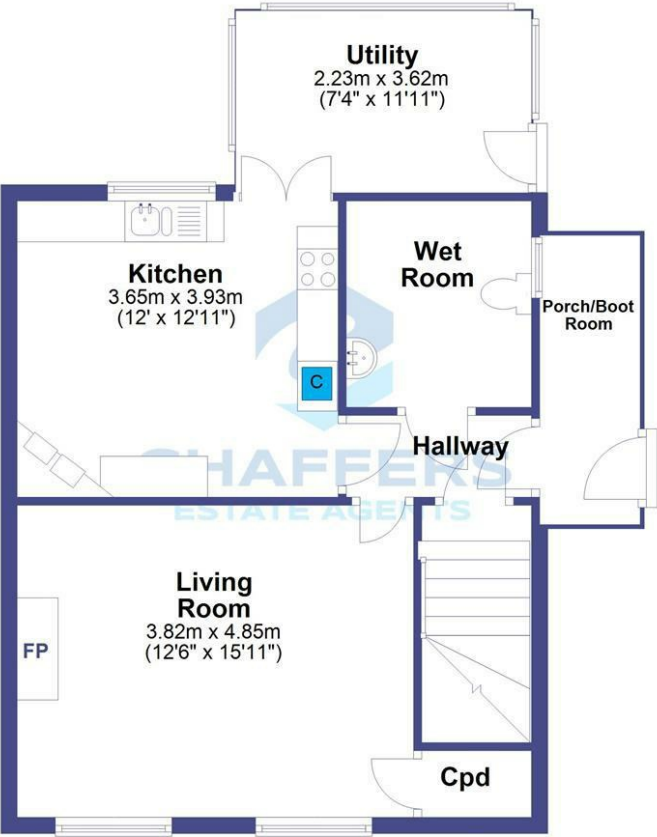
Directions

From our Gillingham office turn left onto the High Street, Turn right onto Saint Martin's Square At the junction turn right onto B3092 / Le Neubourg Way At the roundabout turn right onto Queen Street, then immediately bear left onto Bay Road. Keep straight, heading towards Mere Park Keep straight at the junction. Turn left onto Pimperleaze Road. Turn right onto Barrow Street Lane. Turn right onto Charnage. Turn left onto Six Acre Lane. Turn right towards The Street. Turn left onto The Street. Arrive at The Street on the right. If you reach B3089 / White Hill, you have gone too far

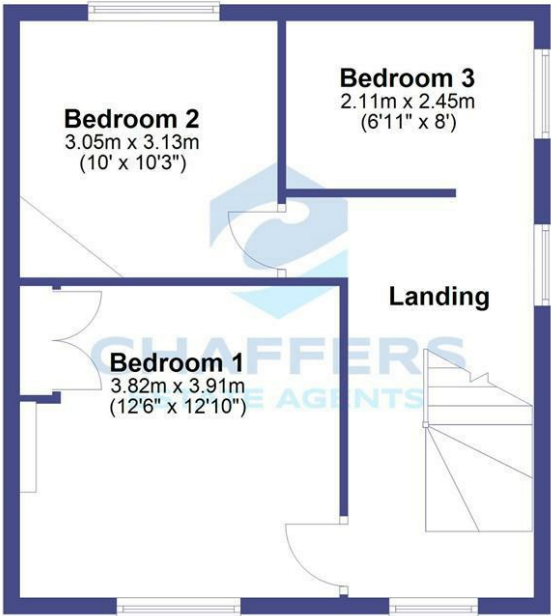


Floor Plan

Ground Floor



First Floor



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	15	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC