

H·A·M·B·L·E·D·O·N



16 The Knapp

Enmore Green, Shaftesbury, Dorset

£329,950

The Knapp

Shaftesbury

Dorset

SP7 8LT

Character Cottage | Three Bedrooms | Close To Town Centre | Two Reception rooms | Wood Burner

Council Tax Band: D EPC Rating: D Property M²: 88.9 TENURE: Freehold

16 THE KNAPP is a charming three bedroom mid terrace cottage built circa 1860 of stone elevations under a tiled roof. The cottage has been lovingly enjoyed by the present owners and offers a wealth of character features including open fireplaces, exposed beams and wooden floors all presented in good order throughout. Situated a short distance from the bustling high street of Shaftesbury the accommodation is arranged over three floors and includes three good sized bedrooms, two reception rooms, a south facing garden with brick out buildings, large bathroom and kitchen with high ceiling.

This cottage would make a cosy home or ideal holiday home/holiday let. An early viewing is recommended to avoid disappointment.



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APPROACHED Via The Knapp. Single stone step up to wooden front door opening directly into:

SITTING ROOM (12'8 x 12'4) Bright and airy with good ceiling height. Open fireplace with inset wood burner, slate surround and display mantle with tiled hearth creates a cosy and attractive focal point. Wooden floors, dado rail, UPVC double glazed sash window to front aspect, TV point, radiator, new wall mounted electric fuse box, ample power points, original wooden door leads into:

DINING ROOM (12' x 9'4) A wonderful character room with painted original brick fireplace, wooden floors, UPVC double glazed door leads out to rear garden, under stair storage cupboard, wooden panel door opens to concealed staircase to first floor, radiator. Doorway into:

KITCHEN (9'7 x 6'7) A light room with high ceilings fitted with a range of painted wooden wall and floor cabinets with contrasting granite effect work tops, inset china clay sink and drainer unit with mixer tap, space for free standing gas oven, space and plumbing for washing machine, radiator, UPVC double glazed window to rear aspect and double glazed wooden Velux window. Ceramic floor tiles, wooden panel door leads out to rear garden.

LANDING: Narrow curved staircase rises from ground floor to small recently carpeted landing area with doors to further rooms.

MASTER BEDROOM (12'4 x 12'8) An excellent sized double bedroom with UPVC double glazed sash window to front aspect, Victorian fireplace with surround adds character, built in double wardrobe,

radiator, ample power points, laminate wooden flooring.

BATHROOM (12' x 13') A surprisingly large room fitted with a matching white suite comprising of fully tiled enclosed bath with chrome taps, pedestal wash hand basin, low level wc, fully tiled shower enclosure with wall mounted shower fittings and glass screen door, large airing cupboard, wall mounted 'Potterton' gas boiler, Victorian fireplace with surround, painted original wooden floor boards, radiator, built in bathroom storage, single glazed wooden window to rear.

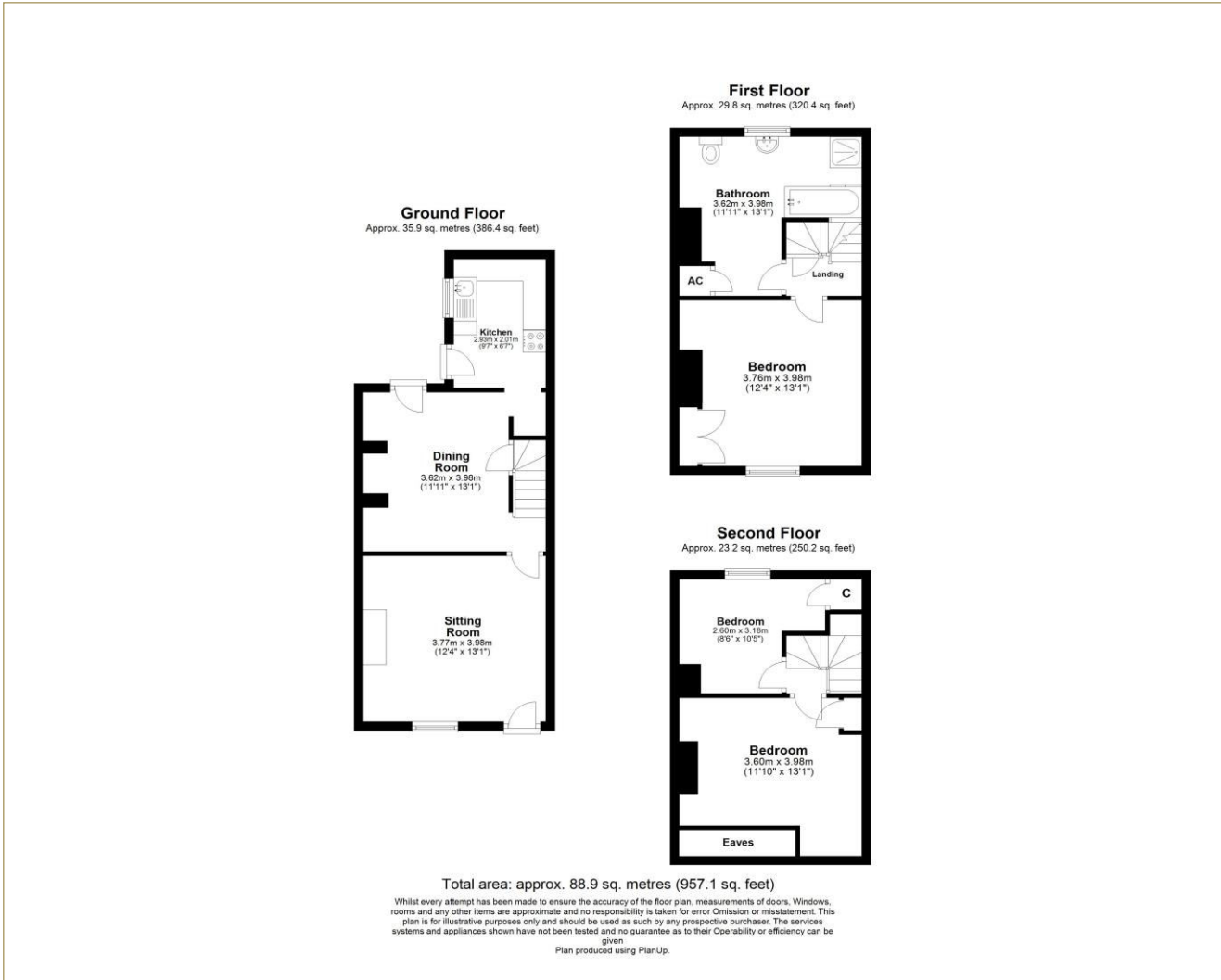
SECOND FLOOR LANDING: Stairs rise front first floor to small landing area with doors to further rooms.

BEDROOM TWO (13' x 9') Another good sized double bedroom with original exposed beams and roof timbers, built in wardrobe, radiator, single glazed wooden window provides pretty outlook over neighbouring roof tops and countryside beyond.

BEDROOM THREE (8'9 x 9' max) Single bedroom or ideal home office/study, ample built in eaves storage and separate storage cupboard, radiator, painted wooden floors, single glazed window to rear aspect provides pleasant outlook over neighbouring gardens.

OUTSIDE: The rear garden is a pleasant feature with a brick pathway from the rear door leading to an area of red brick patio with two brick out buildings providing ample garden storage. Shallow sleeper step leads up to a further area of south facing lawn garden with raised flower beds fully enclosed by a combination of timber panel fencing and stone walls. Enjoying a sheltered and sunny south facing aspect.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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