



Knapp Cottage



# Knapp Cottage Linnet

Rampisham, Dorchester, DT2 0PP

Beaminster 7 miles. Bridport 11 miles. Dorchester 13.5 miles.

A charming detached period cottage enjoying lovely open views in a peaceful and picturesque village surrounded by beautiful countryside

- Attractive character cottage
- 4 Bedrooms, 2 bathrooms
- Kitchen/breakfast room, utility
- Lovely gardens, double garage,
- Beautiful country setting
- Very spacious 1804sqft
- 2 Reception, garden room
- Host of character features
- In all about 0.23 of an acre driveway
- Freehold. Council Tax Band F

Guide Price £725,000

## THE PROPERTY

Knapp Cottage is a charming detached period cottage in a lovely village setting with open views, in a very sought after, picturesque and peaceful, village. The property is believed to date back to circa 1832, being formerly two cottages and later much altered to create a lovely, spacious character home. It has natural stone and colourwash rendered elevations under a slate roof. It has the immense benefit of not being listed. Under the current ownership since 2008, it has been very well cared for and a whole number of improvements/upgrading has been carried out.

The good sized and well presented accommodation offers a whole number of character style features including a fine brick and stone inglenook fireplace to the living room, a stone and brick fireplace to the breakfast room, window seats and a lovely arched window on the landing. Fine far-reaching open views are enjoyed to the front over the surrounding rolling countryside.

The many excellent features include oil-fired central heating with updated boiler (2017), double glazed windows, well equipped kitchen with oak-fronted units, hardwood work surfaces and Rangemaster range washing machine, plus plumbing for dishwasher and low maintenance ceramic tiled flooring to the kitchen/breakfast room and utility. The property also benefits from external redecoration in 2025.



The generous accommodation extends to:

Ground floor - Pillared porch, hall, sitting room, garden room, inner hall, bedroom 4/study, downstairs bathroom (with mains shower), cupboard storage, dining room, kitchen/breakfast room and utility room.

First floor - Landing, bedroom 1 with double aspect, bedroom 2 with double aspect, bedroom 3, bathroom (featuring corner bath and mains shower).

## OUTSIDE

The cottage has a driveway/parking area leading to a very useful detached double garage.

The attractive gardens extend to all sides, principally down to lawn together with a whole range of well stocked flower and shrub beds plus adjoining paved terrace and small fenced vegetable garden with raised beds.

Two sheds and lean-to log store.

## SITUATION

Rampisham is a picturesque, small and very peaceful village surrounded by the chalk hills of the Dorset Downs. The village is known for its stunning views, historic buildings including the beautiful church, The Old Rectory and The Manor House and friendly community. The immediate locality is designated as one of outstanding natural beauty (AONB). Although very tranquil, it is far from isolated, being within easy reach of a number of villages and towns including Evershot within 2 miles with village shop, bakery, public house, country house hotel and primary school. Maiden Newton is within 5 miles, offering even more comprehensive facilities and railway station. Beaminster, some 7 miles, Bridport 12 miles, Crewkerne 10 miles, Dorchester 13.5 miles and Yeovil 10 miles. The stunning Jurassic Coast is within just some 20-30 minutes' drive.

## SERVICES

Mains electricity. Private well water (there is no mains water in the village).

Private treatment plant drainage. Oil-fired central heating.

Broadband - Standard up to 7Mbps and Ultrafast up to 1800Mbps.

Mobile phone service providers available are O2 and Vodafone for voice and data services inside and outside and EE and Three for voice and data services outside .

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)

## VIEWINGS

Strictly by appointment with the sole agents, Stags Bridport.

## DIRECTIONS

From Bridport join the A3066 to Beaminster. On entering Beaminster take the 1st right onto the B3163 and at the far end/'T' junction turn right onto the A356. After approximately 1 mile take the 1st main left, signed Rampisham. On entering the village/'T' junction, turn right and Knapp Cottage is located on the right.

What3Words///happening.popping.affords



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1804 sq ft / 167.5 sq m  
 Garage = 286 sq ft / 26.5 sq m  
 Outbuilding = 119 sq ft / 11.0 sq m  
 Total = 2209 sq ft / 205 sq m  
 For identification only - Not to scale

**First Floor**

- Bedroom 1: 4.33 x 2.98m (14'2" x 9'9")
- Bedroom 2: 4.11 x 3.49m (13'6" x 11'5")
- Bedroom 3: 3.66 x 3.26m (12' x 10'8")

**Ground Floor**

- Garden Room: 5.25 x 2.54m (17'3" x 8'4")
- Sitting Room: 4.93 x 4.33m (16'2" x 14'2")
- Family Room: 4.23 x 3.76m (13'11" x 12'5")
- Dinning Room: 4.11 x 3.94m (13'6" x 12'11")
- Kitchen: 3.10 x 2.90m (10'2" x 9'6")
- Utility: 2.90 x 1.66m (9'6" x 5'5")

**Outbuilding 1**

- Shed: 3.62 x 2.43m (11'11" x 8')

**Outbuilding 2**

- Shed: 1.75 x 1.27m (5'9" x 4'2")
- Garage: 5.38 x 4.94m (17'8" x 16'2")

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhcom 2026. Produced for Stags. REF: 1436213

32 South Street, Bridport,  
Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		43
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	