



Knapp House

Hilfield, Dorchester, Dorset

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Hilfield

Dorchester

Dorset DT2 7BA

An attractive period residence dating from 1887, occupying a delightful rural setting within the heart of the Blackmore Vale. Combining charming character with versatile accommodation, the property enjoys beautifully established gardens, extensive outbuildings, a dedicated home office and far-reaching countryside views, creating an exceptional village home with remarkable lifestyle appeal.



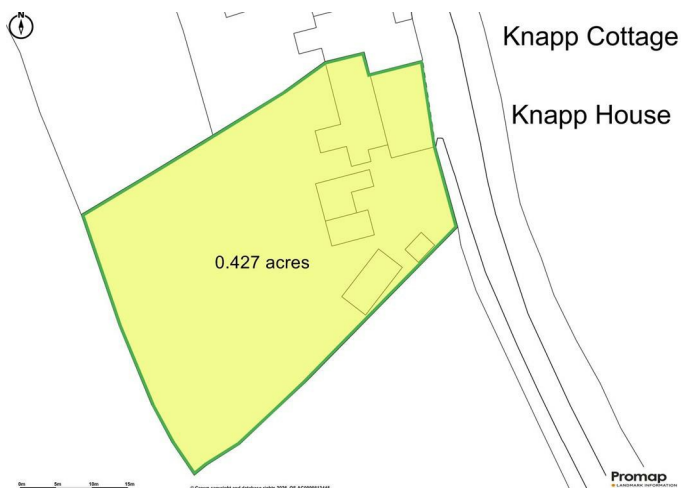
- Charming threebedroom period home dating back to 1887
- Set in the heart of the picturesque Blackmore Vale countryside with rural views
- Excellent work-from-home potential with a fully equipped home office
 - Extensive outbuildings
 - Generous gardens with views
- Ample off-road parking with two separate driveways

Offers In Excess Of **£500,000**

Freehold

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THE DWELLING

Dating back to 1887, this charming semi-detached three-bedroom property enjoys an idyllic setting within the picturesque Blackmore Vale countryside. Offering spacious and well-proportioned accommodation across two floors, the property combines period character with comfortable family living, while benefiting from far-reaching countryside views.

Set within a 0.42 acre plot the property also boasts an excellent range of outbuildings, providing exceptional versatility. A fully equipped home office offers an ideal space for those running a business or working remotely, while the additional outbuildings present a wealth of possibilities, including workshops, storage, hobbies, or potential for further adaptation, subject to any necessary consents.

ACCOMMODATION

A spacious entrance hall provides a welcoming first impression and gives access to the principal reception rooms. The sitting room is well proportioned and complemented by a separate dining room, creating flexible living and entertaining space. The kitchen lies beyond the dining room and is fitted with a range of units, leading through to a substantial utility room. To the rear, a conservatory enjoys an outlook over the garden and provides an additional reception area with direct access outside.

On the first floor are three well-proportioned bedrooms with bedrooms one and two enjoying pleasant views over the rear garden and countryside. The bedrooms are served by a family bathroom.

GARDEN

To the rear of the property, a generous patio extends from the house, providing the perfect space for outdoor entertaining while enjoying elevated views across the surrounding countryside. The patio leads to the main garden, where a further decked seating area provides access to the hot tub room, a spacious and versatile space with a variety of potential uses.

The enclosed rear garden is predominantly laid to lawn and bordered by established hedging, mature trees, and well-stocked shrubs, creating a private and attractive outdoor setting.

Accessible from both the garden and the roadside, a secondary driveway provides additional off-road parking and leads to a range of useful outbuildings. These include a former stable, currently utilised for storage, an additional store, and a fully equipped home office. Designed to accommodate multiple workstations, the office offers an ideal environment for those operating a business from home or requiring dedicated remote working space. A further storage room is located to the rear of the office, enhancing the property's excellent range of practical facilities.

To the front of the property, a separate driveway provides further off-road parking, adding to the property's convenience and versatility.

MATERIAL INFORMATION

Mains electric and water.
Shared water treatment plant.
Oil fired central heating.

Broadband - Ultrafast broadband is available.
Mobile phone connection is available at the property for further information please see - <https://www.ofcom.org.uk>
Dorset Council
Council Tax Band: D

The property offers a shared water treatment plant with the neighbouring property. Responsibility for the maintenance and associated costs is shared equally between both properties on a 50/50 basis.

The hot tub will be staying at the property but has not been used in recent years.

SITUATION

Situated in the attractive rural village of Hilfield, surrounded by the rolling countryside of the Blackmore Vale in north Dorset. The village enjoys a peaceful setting with a strong sense of community and lies within easy reach of both Sherborne and Dorchester, offering an ideal balance between country living and access to everyday amenities.

The historic abbey town of Sherborne, approximately 10 miles away, provides an excellent range of independent shops, cafés, restaurants and supermarkets, together with a mainline railway station offering regular services to London Waterloo. The county town of Dorchester, approximately 14 miles to the south, offers a wider selection of shopping, leisure and cultural facilities, as well as rail services to London Waterloo and Bristol.

The surrounding countryside provides excellent opportunities for walking, riding and cycling, with numerous footpaths and bridleways nearby. The spectacular Dorset National Landscape (formerly the Dorset Area of Outstanding Natural Beauty) and the Jurassic Coast, a UNESCO World Heritage Site, are both within comfortable driving distance.

There is a good choice of schooling in the area, including state and independent schools in Sherborne and Dorchester, notably Sherborne School, Sherborne Girls, The Gryphon School and Leweston School.

Communications are good, with the A37 and A303 providing links to the wider road network, while rail services from Sherborne and Dorchester connect to London Waterloo and the South West.

DIRECTIONS

What3words - ///tasks.converged.lock





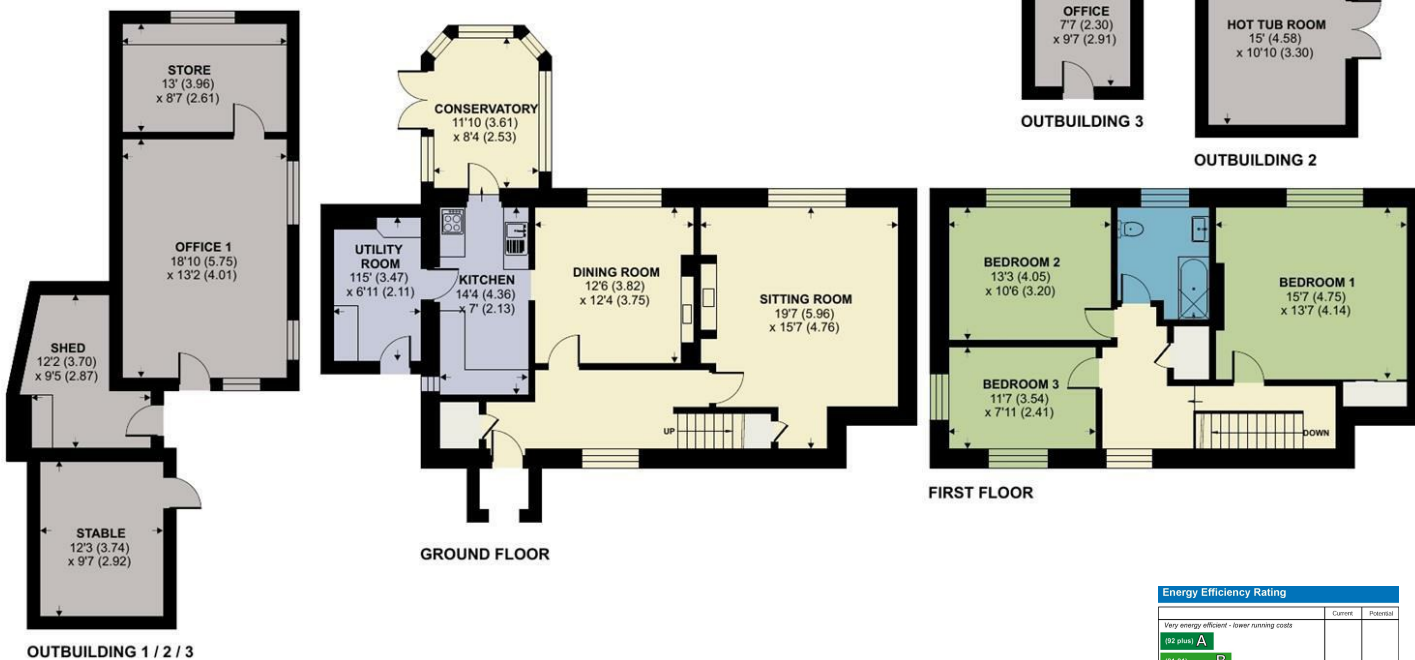
Knapp House, Hilfield, Dorchester

Approximate Area = 1543 sq ft / 143.3 sq m

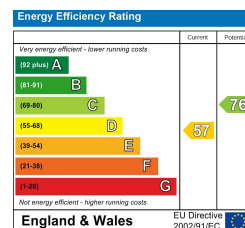
Outbuilding = 813 sq ft / 75.5 sq m

Total = 2356 sq ft / 218.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1488241



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