



Knapp Cottage, Linnet Lane



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Rampisham, Dorchester, DT2 0PP

Maiden Newton 5 miles. Beaminster 7 miles. Seaside town of Bridport 11 miles. Yeovil 12.1 miles. Dorchester 13.5 miles.

A most charming detached character cottage, dating from 1832 and retaining many beautiful features including the original Inglenook fireplace. The cottage enjoys lovely open views across the local countryside and has well kept gardens approaching 1/4 of an acre. Detached double garage and parking for 3-4 cars. EPC Band E

- Beautiful Character Cottage
- Many original features, including Inglenook Fireplaces
- 4 Bedrooms, 2 bathrooms
- 2 Spacious Reception Rooms and Garden Room
- Kitchen/breakfast Room and Separate Utility
- Stunning Well Maintained Gardens and Chicken Run
- Double Garage and Gravelled Driveway Parking for 3-4 vehicles
- Garden approaching 1/4 of an Acre
- Freehold
- Council Tax Band F

Guide Price £700,000

DIRECTIONS

What3Words///happening.popping.affords - Take the A37 towards Dorchester and after a couple of miles turn right signposted Closworth. Continue passing through East Chelborough and at the T-junction with the grass triangle, turn right along Horsey Knap and at the next T-junction turn left, which will take you into the village of Rampisham. Continue along Broom Hill and at the grass triangle bear right. After a short distance the property will be seen on the left hand side.

SITUATION

Rampisham is a picturesque and peaceful Dorset village, nestled amongst the rolling chalk hills of the Dorset Downs and surrounded by some of the county's most beautiful countryside. The village enjoys a tranquil rural setting within an Area of Outstanding Natural Beauty. Despite its idyllic location, Rampisham is far from isolated. The popular village of Evershot lies just 2 miles away and provides a range of everyday amenities including a village shop, bakery, public house, country house hotel and primary school. Maiden Newton, approximately 5 miles distant, offers a wider range of facilities together with a railway station. The thriving market town of Beaminster is approximately 7 miles away and provides an excellent selection of independent shops, cafés, restaurants, leisure facilities and both primary and secondary schooling, including sixth-form provision. The larger centres of Crewkerne (10 miles), Yeovil (12 miles), Seaside town of Bridport (11 miles) and the county town of Dorchester (13.5 miles) are all easily accessible and offer extensive shopping, educational and recreational amenities, together with mainline railway services linking to Exeter and London Waterloo.



DESCRIPTION

Situated in an area of Outstanding Natural Beauty (ANOB), within a desirable village community, Knapp Cottage offers the perfect balance of rural tranquillity, village living and characterful period accommodation. The cottage, dating from 1832, is constructed of natural stone and colour-washed rendered elevations beneath a slate roof. The well-presented accommodation is rich in original features, including a stunning inglenook fireplace with inset wood-burning stove in the sitting room, a second flint stone and brick fireplace with wood burner in the kitchen/breakfast room, attractive window seats and a beautiful arched window on the first-floor landing. The cottage enjoys delightful open views to the front, enhancing its peaceful rural setting. Externally, the property benefits from generous off-road parking for approximately three to four vehicles, leading to a detached double garage with power and lighting connected. The attractive wraparound gardens are a particular feature, being well maintained and enclosed, with mature flower and shrub borders, a productive vegetable plot, well-kept lawns and an established chicken run. A patio seating area provides the perfect space for outdoor dining and entertaining, while mature hedging affords an excellent degree of privacy.

ACCOMMODATION

The cottage is approached via an attractive pillared porch with a timber and glazed entrance door opening into a welcoming reception hall, featuring a tiled floor and staircase rising to the first-floor landing. The sitting room enjoys a front aspect window and is centred around a stunning inglenook fireplace with timber beam and inset wood-burner. From here, access is provided to the triple-aspect garden room, which enjoys delightful views over the gardens and benefits from a door leading outside. A door from the sitting room leads to the rear hall, with useful storage cupboard. Access to Bedroom Four and the ground-floor bathroom which comprises; a white suite with panelled bath with shower over and curved glazed shower screen, WC and pedestal wash hand basin, part-tiled walls and an obscure glazed window. The charming kitchen/breakfast room boasts another superb fireplace of flint stone and brick construction, housing a wood-burner. The room benefits from a front aspect window and opens into the well fitted kitchen, which enjoys a rear aspect window and is equipped with a range of wall and base units, drawers, wood-block work surfaces, a Rangemaster cooker with extractor hood above, and space and plumbing for a dishwasher. Door to the practical utility/boot room, which provides direct access to the garden patio. The dining room is light and spacious, benefitting from triple-aspect windows that flood the room with natural light.

On the first floor, the landing features an attractive arched window with a deep sill, adding to the property's character. Bedroom One enjoys dual-aspect windows, built-in wardrobes and pleasant views. The family bathroom is fitted with a corner bath with shower over and shower screen, wash hand basin set within a vanity unit, WC, front aspect window and part-tiled walls. Bedroom Two is another bright dual-aspect room and benefits from extensive built-in triple wardrobes. Bedroom Three enjoys a front aspect window and fitted wardrobe storage.

OUTSIDE

The property is approached through a gate from the gravelled parking area, located in front of the detached double garage, which benefits from power, lighting, and an up-and-over door. A side gate provides access to the enclosed and well-established chicken run, which would make a great vegetable garden.

The delightful cottage-style gardens are a particular feature of the property, wrapping around the house and offering a wonderful variety of mature flower and shrub borders, a small vegetable plot, well-maintained lawns, and a patio area ideal for outdoor dining and entertaining. There are also two useful garden sheds, one of which is fitted with power and lighting. The gardens are enclosed by mature hedging, providing a high degree of privacy and creating an attractive and peaceful outdoor setting.

SERVICES

- Mains electricity.
- Private well water (there is no mains water in the village).
- Drainage: Private treatment plant.
- Oil-fired central heating.
- Broadband - Standard and Ultrafast (ofcom)
- Mobile Coverage: O2, Vodafone, EE and Three (some internal service may be limited - ofcom)
- Flood risk status: Very low risk (enviroment agency)

VIEWINGS

Strictly by appointment with the sole agents, Stags Yeovil office. Telephone 01935 475000.



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.

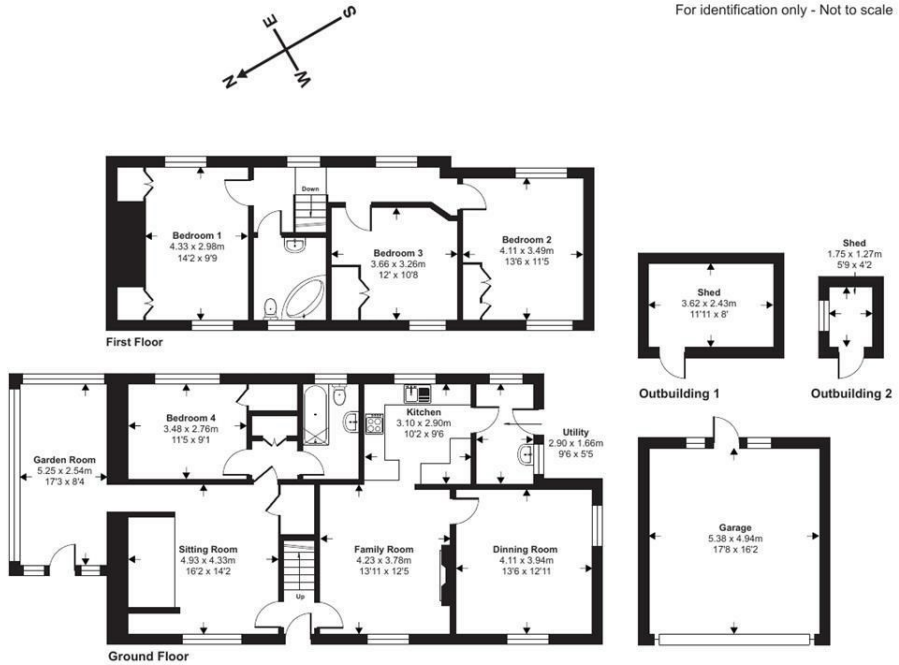


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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