



Shorts Green Courtyard, Motcombe

Asking Price £425,000

Shorts Green Courtyard, Shorts Green Lane, Motcombe, SP7 9NZ

- Three Bedroom Barn Conversion
- Large Open Plan Living Space
- Garden Room
- Kitchen/Breakfast Room with Utility Room
- En-Suite to Master Bedroom
- Parking at Rear of Property
- Single Garage in a Block
- EPC: C

LOCATION

Motcombe is a village neighbouring Shaftesbury and Gillingham. The village of Motcombe benefits from a locally run popular community shop, a memorial/village hall which hosts a variety of activities, a traditional country pub and a bus service that runs to and from Shaftesbury - Gillingham. On the outskirts of Motcombe is one of the county's most prestigious preparatory schools in Port Regis which has been rated Excellent by the Independent Schools Inspectorate. The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail shops and a cottage hospital. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist. There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country. Shaftesbury also offers several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

DESCRIPTION

A spacious and characterful three bedroom barn conversion, located within a quiet courtyard of properties for over 55s. The property has spacious, open-plan living with the benefit of being close to the village's amenities.



THE PROPERTY

The property is entered into a useful lobby, with a door opening into the large open-plan living space. It offers space for a sitting area and a dining area, with a large focal fireplace. Adjacent to the dining area is the kitchen/breakfast room, which benefits from a separate utility space, as well as a downstairs wet room, and a garden room at the rear of the property with triple-glazed windows overlooking the rear garden.

Upstairs, the property offers a large principal bedroom with an en-suite shower room and a fitted wardrobe, a further double bedroom, and a single bedroom with a fitted wardrobe. There is also a family bathroom with a three piece suite.





OUTSIDE

The property is approached via a communal, gravelled courtyard to the front of the cottage. At the rear of the property is a garden which is laid to lawn with a patio area adjacent the cottage and a path leading to a gate which opens to the parking area, which is space for two vehicles. The rear garden has lovely views over the meadows. The property also benefits from a single garage in a block.

SERVICES

All mains services are connected.

TENURE

Freehold.

There is a service charge for the development of £100 P.A.

COUNCIL TAX

Dorset Council Tax Band E

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.
01747 213106 www.boatwrights.co.uk

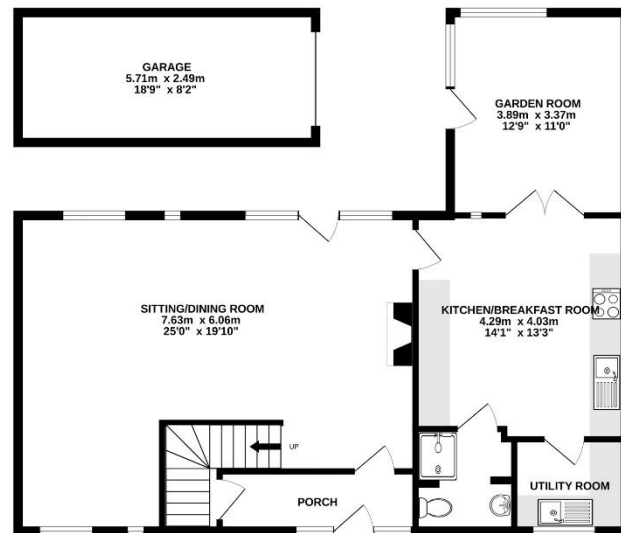
STAMP DUTY

To calculate the stamp duty payable on this property visit
www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

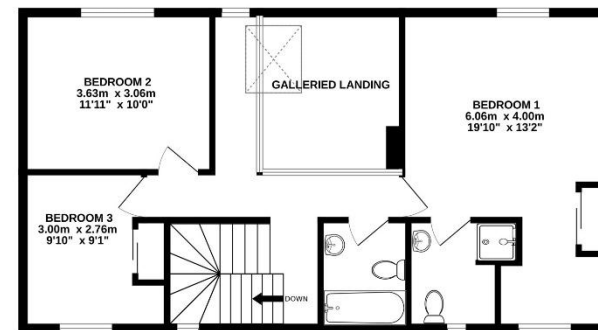




GROUND FLOOR
97.2 sq.m. (1047 sq.ft.) approx.



1ST FLOOR
68.1 sq.m. (733 sq.ft.) approx.



TOTAL FLOOR AREA : 165.3 sq.m. (1779 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

20 March 2025

Boatwrights Estate Agents Ltd Registered in England No. 09514957
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk
12 High Street, Shaftesbury, Dorset SP7 8JG Tel 01747 213106 Email sales@boatwrights.co.uk