





Brooke Cottage, Redmans Lane, Melbury Abbas, Shaftesbury, Dorset, SP7 0DB

What 3 Words: ///steam.including.untruth



Key Features

- No Forward Chain
- Semi-Detached Cottage
- In Need of Modernisation
- Quiet Rural Setting
- Large Garden to the Front
- Ample Off Road Parking & Garage

Tenure: Freehold | EPC Rating: F | Council Tax Band: D |

Services: Mains water and electricity are connected. The property is serviced by a shared septic tank with neighbouring properties, and heated via a coal fired heating system.

Location

The picturesque North Dorset village of Melbury Abbas is situated at the foot of Spreadeagle Hill between Blandford and Shaftesbury. Mentioned in the Domesday Book as 'Meleberie', the shape of the village has changed little over the centuries with its heart in agriculture. St. Thomas's Church with its tower is roughly in the centre of the community. The area is within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and with its undulating countryside offers several beautiful walks. The nearby market town of Shaftesbury plays host to a wide variety of amenities, schools and leisure facilities whilst mainline train stations are located within the surrounding village of Tisbury (10 miles) or town of Gillingham (12 miles).

Inside the Home

A semi-detached cottage situated in a quiet, rural setting in need of modernisation. The property is offered for sale for the first time in over 100 years and offers no forward chain. The property is entered into a porch opening into a hall, with a sitting room to the right and dining room to the left, both with fireplaces, and a small kitchen between the two rooms. Leading through from the dining room is an inner hall providing space for a utility area, as well as the bathroom and separate cloakroom. Upstairs, there are three bedrooms, two of which are doubles and one single.

Outside Space

The property benefits from a generous plot of roughly 1/4 of an acre. The property is accessed via a gated driveway which provides ample off road parking with a single detached garage. The garden is mostly laid to lawn providing a blank canvas for any new owner. There is a workshop to the side of the cottage, as well as a greenhouse at the bottom of the garden. At the end of the garden is a pleasant view overlooking the pond coming from the Mill.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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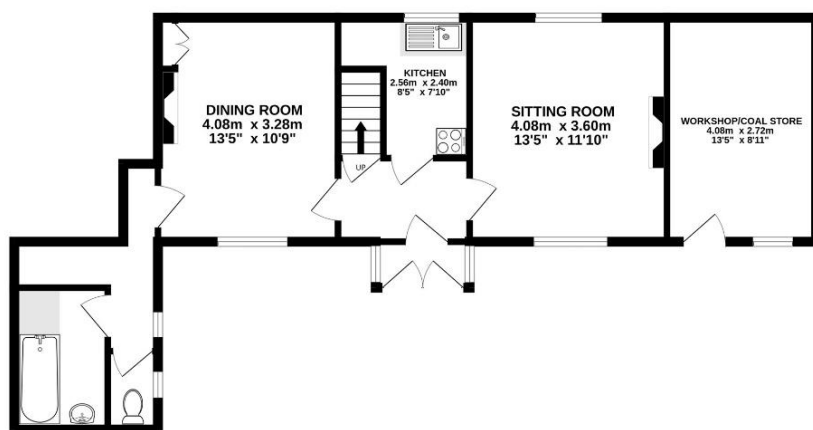
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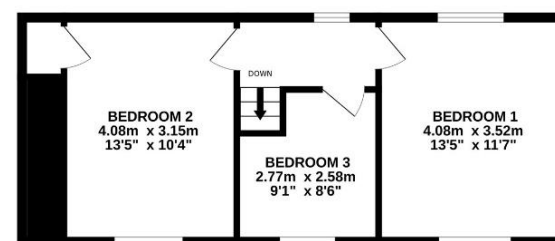
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GROUND FLOOR
59.6 sq.m. (641 sq.ft.) approx.



1ST FLOOR
39.0 sq.m. (419 sq.ft.) approx.



TOTAL FLOOR AREA : 98.6 sq.m. (1061 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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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.

19 June 2026