





6 Church Walk, Motcombe, Shaftesbury, Dorset, SP7 9NU

What 3 Words: ///objecting.atomic.vanished



## Key Features

- Characterful Grade II Listed Detached Cottage
- Tucked Away & Close to Amenities
- Two Double Bedrooms
- Front & Rear Gardens
- Spacious Sitting/Dining Room with Log Burner
- Outbuilding with Utility Space

**Tenure: Freehold | EPC Rating: N/A | Council Tax Band: D |**

**Services: Mains services are connected.**

## Location

The delightful, rural village of Motcombe sits on the northern edge of Shaftesbury and 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 nearby town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred, whilst an eclectic mix of independent shops brings a vibrancy to the town. Again, there is a mix of schools for all ages in the town as well as leisure facilities and larger retail stores for every day convenience. Located to the North is Gillingham, a larger town with a comprehensive mix of schooling, retail and leisure facilities along with a mainline train station.

## Inside the Home

A charming two bedroom detached cottage, Grade II Listed, situated in a tucked away spot but close to the amenities of Motcombe. The property has had a recently upgraded kitchen and bathroom, and enjoys field views to the rear. The property is entered into the spacious sitting/dining room, which has a wealth of character including two fireplaces, with one housing a woodburner, flagstone flooring and plantation style shutters. At the rear of the property is the kitchen with fitted units, and a butler sink, with space for appliances and a door into the garden. Adjacent to the kitchen is the bathroom which is fitted with a freestanding bath and a fixed rainfall shower, low level WC and hand wash basin. Upstairs, there are two good sized bedrooms.

## Outside Space

The property enjoys a private garden to the front which is currently laid to lawn with a wildflower garden, and a side gate gives access to the rear. The rear garden is mainly laid to lawn with a patio area and an outbuilding which has been converted to provide a utility space with plumbing and space for a washing machine/tumble dryer. In the garden is also a Shepherds Hut which can be left with the property by further negotiation. There is on-road parking available close to the property.

## Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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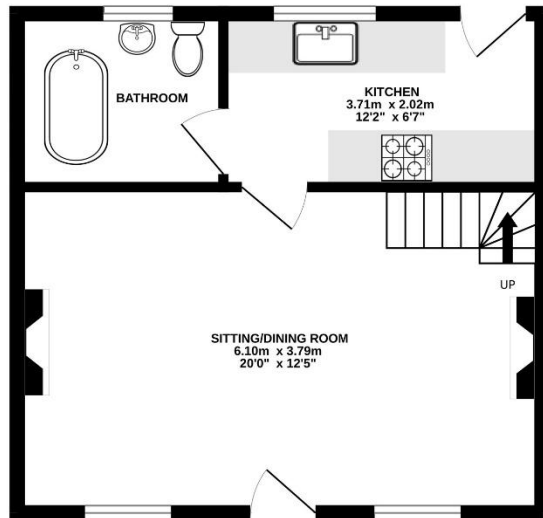
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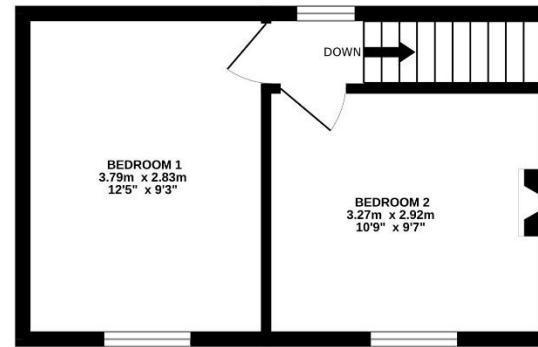
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property



**GROUND FLOOR**  
34.8 sq.m. (374 sq.ft.) approx.



**1ST FLOOR**  
22.9 sq.m. (247 sq.ft.) approx.



**TOTAL FLOOR AREA : 57.7 sq.m. (621 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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13 June 2026