

Marshalsea Farm







Marshalsea Farm,

Marshwood, Bridport, , DT6 5QD

Bridport 9 miles. Lyme Regis 8 miles. Axminster 6 miles.

Rare opportunity – Spacious individual bungalow with extensive outbuildings and land of up to 7.6 acres, occupying a lovely position with stunning panoramic views over the Marshwood Vale

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- As a whole £470,000 - £550,000
- Lot 1 – Bungalow, barns and land of about 3.02 acres – Guide price £400,000-£450,000
- Lot 2 – Fields of about 3.063 acres – Guide price £50,000-£70,000
- Lot 3 – Field of about 1.315 acres – Guide price £20,000-£30,000
- Very special and rare opportunity
- Freehold. Council Tax Band E

Guide Price £470,000

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THE PROPERTY

Marshalsea Farm represents a very special and rare opportunity to acquire a spacious individual bungalow for improvement together with an extensive range of barns/farm buildings and land of up to about 7.6 acres, occupying a private village setting with fantastic far-reaching views over the Marshwood Vale. The property has been under the current ownership for over 54 years and offered on the open market for the very first time.

Marshalsea Farm is being offered in three lots.

Lot 1–Bungalow, barns and land of about 3.02 acres

A spacious and individual detached bungalow, having reconstituted stone and colour-washed rendered elevations under a concrete tiled roof. The original bungalow was built in 1972, of non-traditional Woolaway construction and was later extended in the 1980s. General updating is now required, although it does benefit from a well equipped modern kitchen, fitted just seven years ago, with electric oven and electric hob and replacement uPVC sealed unit windows/doors.

The good sized accommodation extends to a generous xxsqft and the principal rooms take full advantage of the wonderful views.

Briefly, extending to reception hall, farm office/box room, living room, dining room, uPVC conservatory, kitchen, lobby/utility, reception/store (former garage), bedroom 1 with en-suite shower room, bedroom 2 with shower/WC, bedroom3, bedroom 4, shower room, separate WC.

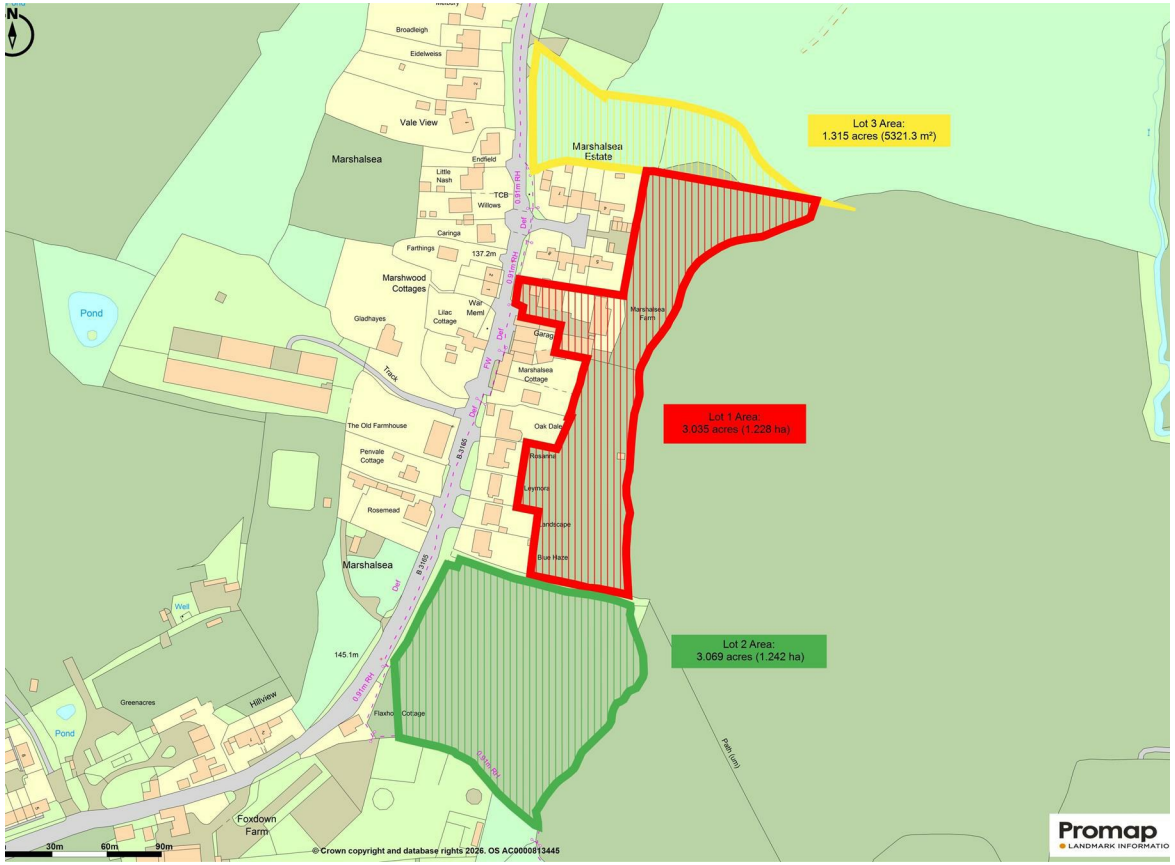
Secure gated access onto larger yard with plenty of parking/storage facilities and four substantial barns of concrete block and steel framed construction, suitable for a whole range of uses, together with wood store and outside toilets.

The bungalow has front and rear gardens, principally down to lawn together with a whole range of shrubs.

The balance of the land is grazing/fields.

Lot 2–Land of about 3.063 acres

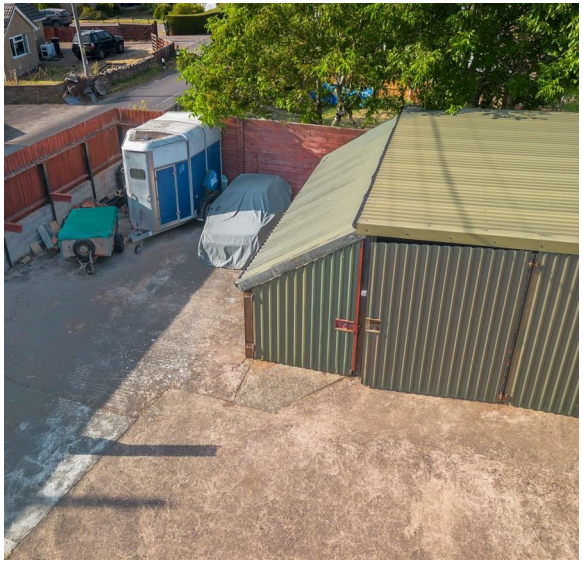
Large field/pasture land with separate access off the main village road.













Lot 3–Land of about 1.315 acres

Grazing/pasture field with separate vehicular access off the main village road.

SITUATION

Marshalsea Farm is located in the centre of the village of Marshwood, which nestles in the idyllic Marshwood Vale. The immediate locality is designated as area of outstanding natural beauty (AONB). The village has a wealth of local amenities including a church, primary school, public house and a thriving local community. The village is surrounded by the beautiful rolling countryside with Dorset's highest hill nearby and the surrounding countryside offers an abundance of walks and bridleways. The village is ideally placed with easy access to the towns of Beaminster, Bridport, Axminster, Crewkerne and Lyme Regis.

AGENT'S NOTES

A Certificate of Lawful Use existing was obtained in February 2026 - Application No P/CLE/2025/07583

All 3 lots are being sold with development uplift clauses, with the exclusion of the bungalow on plot 1. Details to be confirmed.

SERVICES

Mains electricity and water. Private drainage (new sewage treatment plant installed in October 2026) . Electric heating. Water trough to the 3.13 acre field (supplied via the bungalow).
Broadband - Standard up to 3Mbps and Ultrafast up to 1800Mbps.
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment with the sole agent, Stags Bridport.

DIRECTIONS

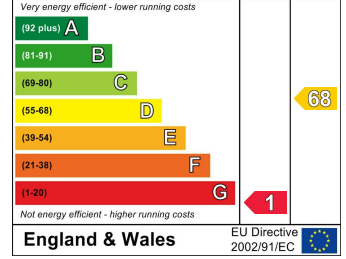
From Bridport go west along the A35 towards Axminster. At Raymonds Hill/Hunters Lodge turn right onto the B3165 to Marshwood. On entering the village and passing the school and church, continue for a further XX mile. The entrance to Marshalsea Farm is immediately just past the garage on the right.
What3Words///avocado.quoted.ahead



MARSHALSEA FARM, MARSHWOOD, DT6 5QD

TOTAL FLOOR AREA : 7011 sq.ft. (651.3 sq.m.) 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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