

Gerrards Farm

Pilsdon • Bridport • Dorset

Symonds
& Sampson



Gerrards Farm

Pilsdon, Bridport, Dorset, DT6 5PA

Shave Cross 1 mile • Bridport 5 miles
West Bay 7 miles • Dorchester 19 miles
London Waterloo 2 hours and 28 minutes
(Distances & times approximate)

An excellent 30.97 acre (12.53 ha) residential farm set in an elevated position in the Marshwood Vale close to Bridport and the coast.

- Gerrards Farm: Drawing room, kitchen/dining room, snug, boot room, utility room, bedroom with ensuite bathroom, two bedrooms with ensuite shower rooms, two further bedrooms and family bathroom.
- Handsome Victorian farmhouse with outstanding panoramic views over the Vale set at the end of a long driveway.
- Traditional ham stone barn with planning to convert into a 3-bedroom dwelling with separate access drive.
- Stabling and a range of versatile farm buildings.

In all 30.97 acres (12.53 ha)

For Sale by Private Treaty as a whole or in two lots





Situation

Gerrards Farm occupies a superb, elevated setting in the heart of the popular Marshwood Vale just to the northeast of the hamlet of Shave Cross with its ancient inn. The property is surrounded by the rolling West Dorset countryside, designated a National Landscape (Area of Outstanding Natural Beauty). The nearby Georgian market town of Bridport offers a wide range of amenities including restaurants, good independent shops, a twice weekly market and a Waitrose. This vibrant town offers a range of cultural activities including the Electric Palace Theatre, Arts Centre and Leisure Centre. The coast at West Bay with its picturesque harbour and access to the World Heritage Site Jurassic Coast, provides excellent opportunities for walking, fishing and swimming. The county town of Dorchester is easily accessible with a wider range of facilities and cultural activities. The A35 provides a route to the A31 and London. Mainline railway stations are available at Crewkerne and Dorchester.

The Property

Gerrards Farm was formerly part of the Pilsdon Manor Estate and has not been offered on the open market for nearly sixty years. The property offers prospective purchasers the rare opportunity to acquire a versatile country property with land and the potential to develop a barn conversion, well separated from the farmhouse, within this sought after area of West Dorset.

Lot One - Farmhouse, Stable yard and about 18.71 acres (7.57 ha) of pastureland.

The handsome south facing farmhouse is constructed of part-rendered stone elevations under a tiled roof. The accommodation epitomizes the style of the era with generous sized rooms, high ceilings and character features such as original joinery, Victorian floor tiles in the hallway and period fireplaces. Many of the rooms are dual aspect creating a light filled house with panoramic views in all directions, to the sea at Charmouth, as well as the Iron Age hill forts of Pilsdon Pen and Lewesdon Hill. The kitchen is very much the heart of the home, with a handmade kitchen and an Aga, providing space for dining or relaxing by the wood burner. The generous, triple aspect 29 foot drawing room is perfect for entertaining and modern living. Upstairs the master bedroom has en-suite bathroom, there are a further four bedrooms, two with an en-suite shower and a family bathroom

Please see floorplan for accommodation and measurements.



Outside

The farmstead is approached over a long driveway, flanked by fields, which leads up to the farmhouse. The low maintenance gardens are largely laid to lawn with a range of mature shrubs. The rear drive continues down, past the access to the farmyard to rejoin the public highway. To the rear of the farmhouse are:

1. **Garden/Domestic Stores** brick built with Lean-to **Garage/Workshop** at rear (12.94m x 5.56m)
2. L shaped **Stable Block** (10.9m x 4.8m & 7.6m x 3.6m) housing three looseboxes, foaling box and a feed store with a concrete yard.

The gently sloping west and south facing pastureland is offered in good heart and well fenced for livestock or equestrian purposes, providing utility and protection.

Lot Two - Barn with Planning Permission for conversion, farm buildings and about 12.26 acres (4.96 ha)

North of the farmstead, well shielded from the farmhouse, with separate access from the rear farm drive, is a lower yard. There are a range of farm buildings set around extensive concrete yards. The attractive, traditional **Hamstone Barn** (12.03m x 6.04m) with tiled roof has planning permission to convert into a double storey 3-bedroom dwelling. There are additional buildings including:

1. Steel framed and block former **Milking Parlour** with Lean-to Dairy (22.5m x 13.9m)
2. **Farm Building** (21.40m x 6.38m) steel framed, 4 bay, housing 5 loose boxes
3. **General Purpose Farm Building** (21.4m x 18.9m) concrete portal and block (former cubicle house)
4. **Dilapidated Former Milking Parlour** (8.6m x 10.3m maximum) steel framed

To the north of the yard with access from the rear farm drive is 12.26 acres of level or gently sloping pastureland, with a pretty stream running through.

Services

Lot One: Main electricity. Main water. Private drainage. Fibre broadband.

Lot Two: Main electricity. A right to connect to main water, (if sold separately) will be granted over Lot One.





Tenure

Freehold with vacant possession upon completion, with the exception of three fields (OS 0165, 8685 & 9394) which are let under a Farm Business Tenancy (FBT) to a local farmer until 28th September 2027.

Planning

Planning permission has been granted for conversion of barn to a 3-bedroom dwelling, which will require two agricultural barns to be demolished and a detached bat feeding roost building to be erected. (West Dorset District Council Planning Ref: P/FUL/2022/06940 Decision date 7 February 2023).

Fencing Obligation

If sold in lots the purchasers of Lots 1 and 2 will equally share the cost of erecting and maintaining thereafter a new stock proof fence between the two Lots. The boundary will be pegged for identification purposes.

Sporting

All rights are understood to be owned and included in the sale. Hunting with The Seavington Foxhounds. Racing at Taunton or Wincanton. Golf at Bridport. Sailing on the coast at West Bay or Portland.

Rights of Way

Two public footpaths cross the farm.

Education

Primary schooling at Marshwood. Good State secondary schools at The Woodroffe School and the excellent Colyton Grammar School. Independent Schools in the area include Perrott Hill, Sherborne, Millfield and Milton Abbey.

Local Authority

West Dorset District Council. Tel: 01395 516551 Council Tax Band: G

Agricultural Schemes

The tenanted land is in a Sustainable Farming Incentive (SFI) scheme.

Designations

Gerrards Farm is located in the Dorset National Landscape (AONB). The farm is not located in a Nitrate Vulnerable Zone (NVZ) and has no Sites of Special Scientific Interest (SSSI).

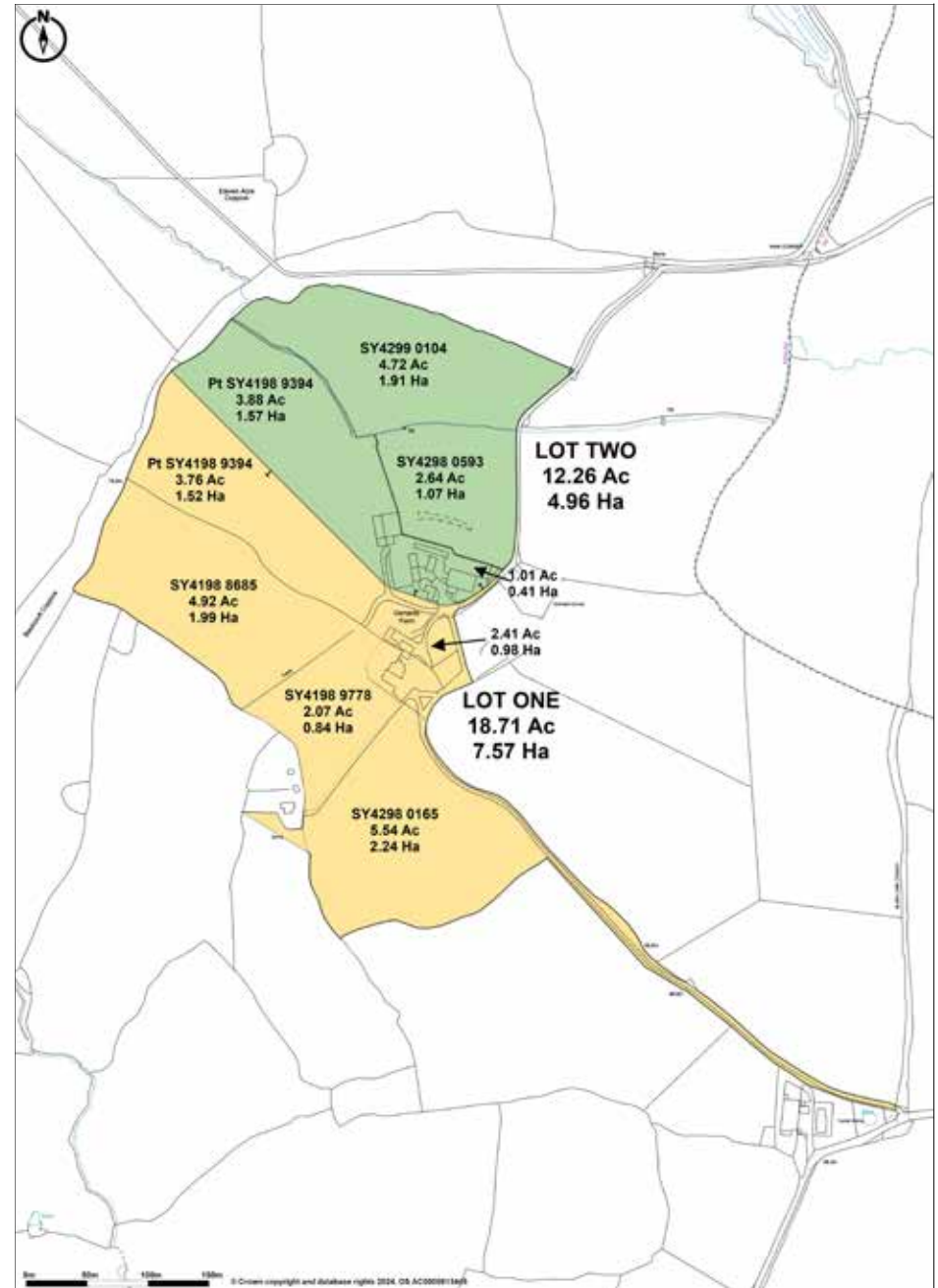
Directions

From Bridport, take the B3162 towards Salway Ash, at Dottery crossroads turn left towards the Marshwood Vale (signposted Broadoak and Shave Cross Inn). Continue towards and through Broadoak, and then take the turning to the right (signposted Stoke Abbott and Beaminster), just before Shave Cross. The entrance to Gerrards Farm will be found on your left. Our sale boards will be posted.

What3words ///hero.knowledge.unite

Viewing

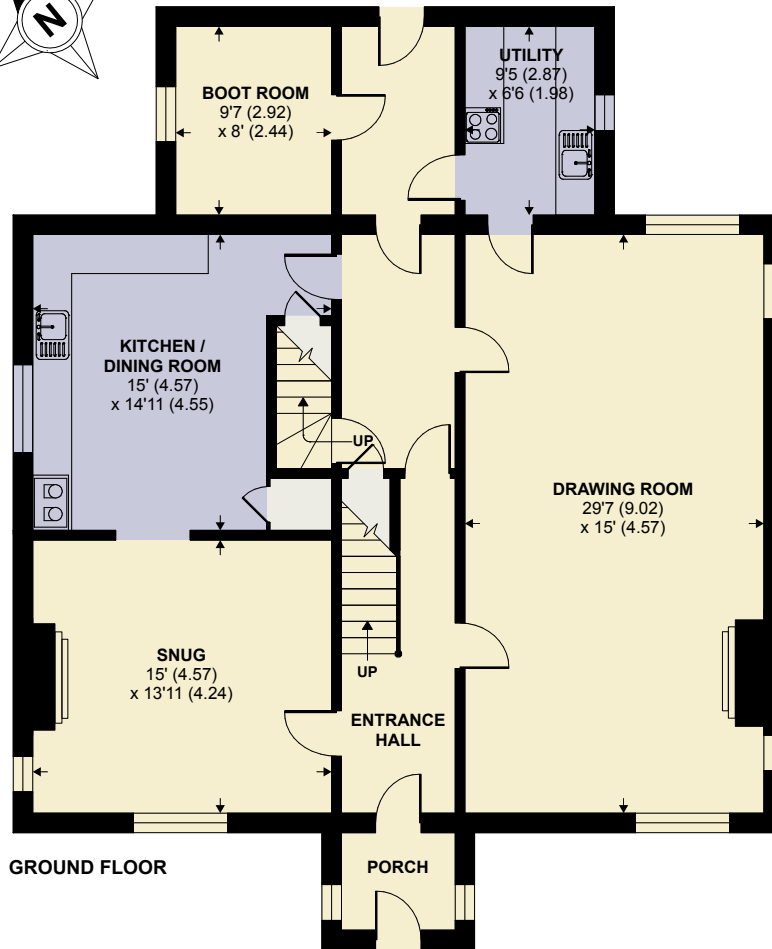
Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122



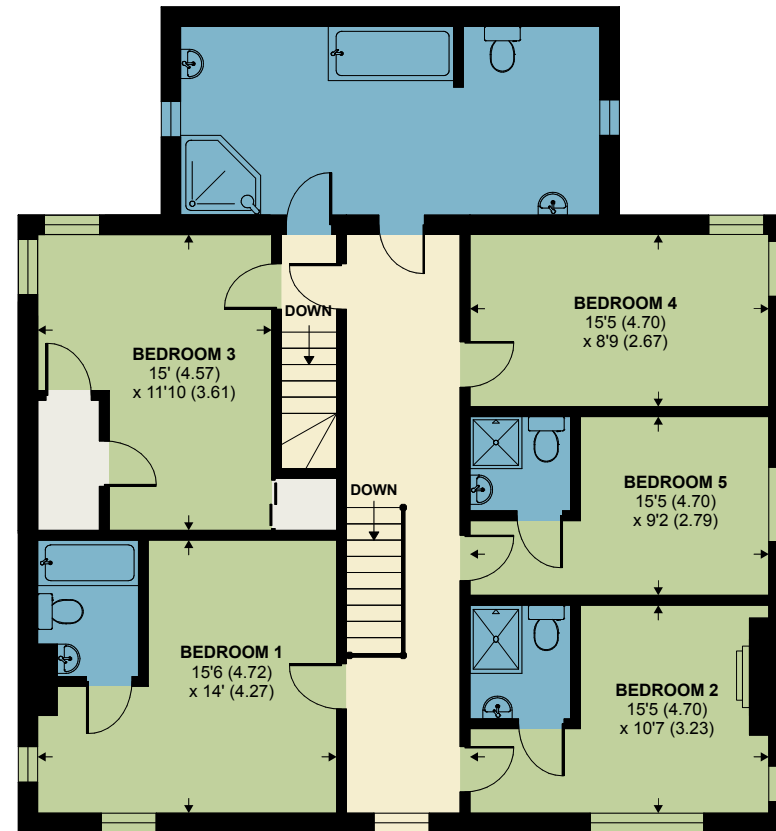
Gerrards Farm, Pilsdon, Bridport

Approximate Area = 2717 sq ft / 252.4 sq m

For identification only - Not to scale



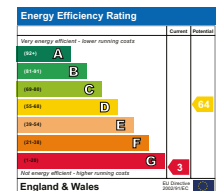
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1105924



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Sole Agents:

01297 33122

Symonds & Sampson LLP

Trinity Square

Axminster EX13 5AW

Contact Ross Willmington or Angela Gillibrand

rwillmington@symondsandsampson.co.uk

symondsandsampson.co.uk



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