

GERRARDS FARM

Pilsdon - Bridport - Dorset

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Pilsdon - Bridport - Dorset - DT6 5PA



A delightful residential farm set in a commanding position in the Marshwood Vale in close proximity to the Dorset coast, extending to approximately 18.15 acres or thereabouts. For sale by private treaty as a whole or in 3 separate lots. Additional land and buildings available by separate negotiation.

Lot 1: £975,000 - Lot 2: £100,000 - Lot 3: £90,000 - As a whole £1,165,000

2 5 4 18.15 acres

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 22 Princes Street, Yeovil, Somerset, BA20 1EQ

Tel: 01935 423 474 Email: farms.yeovil@gth.net

SITUATION

Gerrards Farm occupies a wonderful and commanding position in the heart of the popular Marshwood Vale on the outskirts of the hamlet of Shave Cross. The nearby market town of Bridport is located some 5 miles due south offering a range of amenities, including a twice weekly market. West Bay on the Jurassic Coast is some 8 miles south and the Country town of Dorchester some 19 miles east.

The A303 (South Petherton) is 14 miles distance offering convenient access to London and the West Country.

Crewkerne (approximately 9 miles) provides a mainline rail service to London Waterloo.

The area is renowned for its excellent schooling, both state and independent.

Gerrards Farm is accessed off a private road, with access to the north & south of the property.

Lot 2 can be accessed to the north of the farmhouse, whereas Lot 3 has separate access to the south.

LOT 1 : FARMHOUSE

Gerrards Farm was formerly part of the Pilsdon Manor Estate. The sale gives prospective purchasers the opportunity to acquire a versatile country property in this sought after area of West Dorset, with its own pasture land extending to 4.32 acres.

The farmhouse is south facing, enjoying an elevated position with panoramic views over the surrounding countryside. The property is constructed of part-rendered stone elevations beneath a tiled roof and offers generous sized accommodation, high ceilings and character features including original joinery, Victorian floor tiles an period fireplaces. Many of the rooms are dual aspect creating a light filled house with beautiful views in all directions to the sea at Charmouth as well as the Iron Age Hill Fort of Pilson Pen and Lewesdon Hill. The kitchen is very much a focal point of the house, with Aga, providing space for family dining. Upstairs the master bedroom has ensuite bathroom and there are a further four bedrooms, two with an en-suite shower suites and a family bathroom.

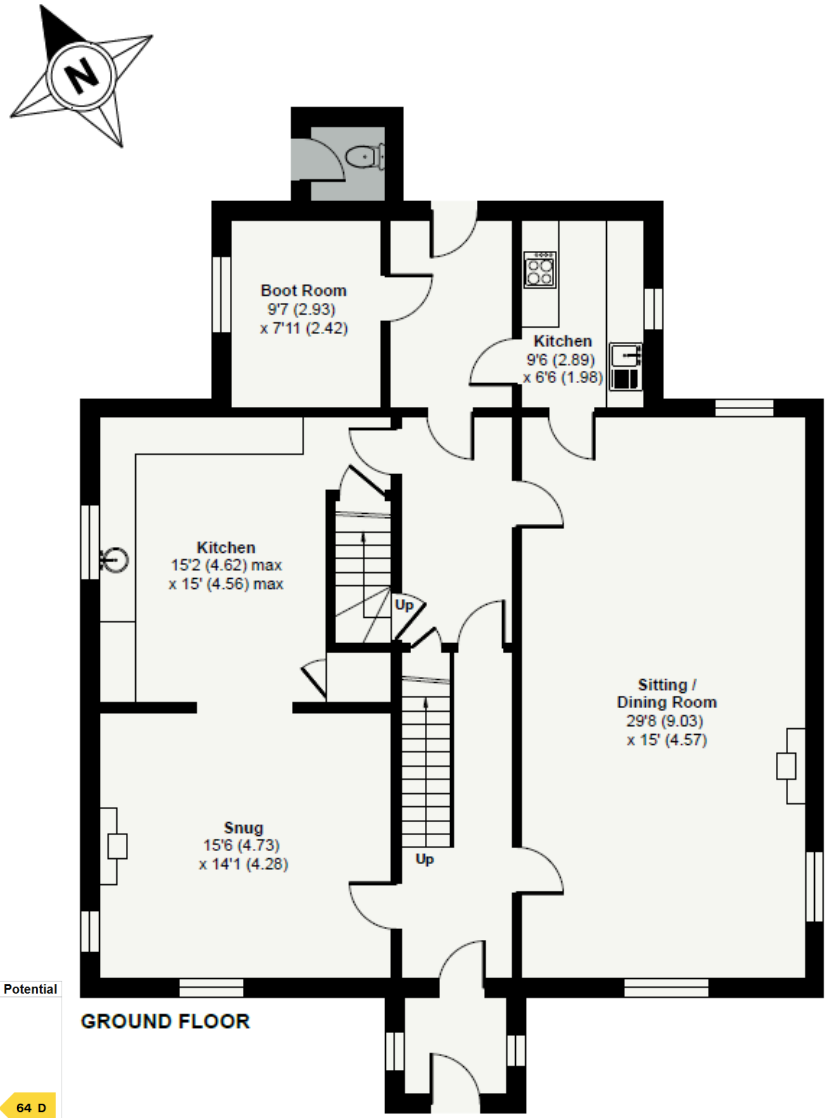




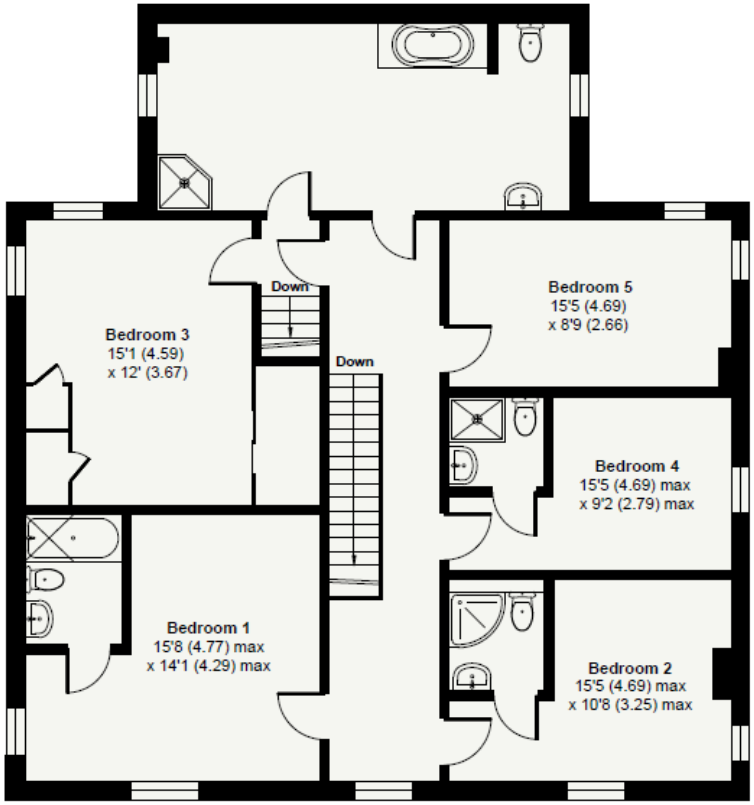
Gerrards Farm, Pilsdon, Bridport, DT6 5PA

Approximate Area = 2700 sq ft / 250.8 sq m

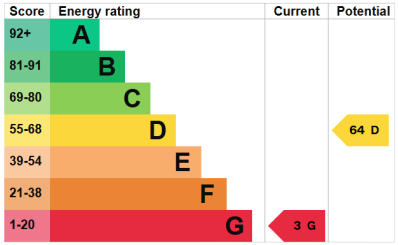
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1493182

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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.







OUTSIDE

The farmstead is approached over a long driveway, flanked by fields which lead up to the farmhouse. The gardens are laid to lawn with a a range of mature shrubs and trees.

The driveway continues down past the access to the farmyard to rejoin the public highway to the rear of the farmhouse.

OUTBUILDINGS

To the rear of the farmhouse are;

Garden/Domestic Stores of brick construction with **Lean-to Garage/Workship** (12.94m x 5.56m) at the rear.

Stable Block (L Shaped) (10.9m x 5.56m) housing three looseboxes, foaling box and a feed store with a concrete yard.

The gently sloping pastureland to the west is well suited to livestock or equestrian purposes.

In total Lot 1 extends to 4.32 acres or thereabouts, as shown edged red on the attached plan.

LOT 2

The land to the north of the property is an attractive block of permanent pasture bounded by hedgerow to the north, south and west.

In total extending to 8.38 acres or thereabouts, as shown edged blue on the attached plan.

LOT 3

The land to the south of the farmhouse is an attractive block of sloping permanent pasture, enjoying wonderful views and access to the south.

In total extending to 5.48 acres or thereabouts, as shown edged green on the attached plan.

IN ADDITION

There are a range of traditional buildings with 12 acres approximately which can be made available by separate negotiation. Further details are available from the selling agents.

LOTTING

Interested parties are invited to discuss alternative lotting proposals with the selling agents as they wish.







SERVICES & OUTGOINGS

Farmhouse & Stables: We understand that the following services are connected to the property: mains electricity, mains water, private drainage, fibre broadband.

Council Tax: Council Tax Band G.

FIXTURES & FITTINGS

All fixtures and fittings are to be excluded from the sale of the site, unless stated otherwise.

DIRECTIONS

What3words: ///wolves.vibe.corrode

ADDITIONAL INFORMATION

Flooding: The Farmhouse and land are not in designated flood zones.

Local Authority: Dorset Council, County Hall, Colliton Park, Dorchester, Dorset, DT1 1XJ. Telephone: 01305 221000

RIGHTS OF WAY, EASEMENTS, WAYLEAVES, ETC.

There are footpaths traversing the farm and land.

If sold separately Lot 3 will have a right of way over the access track to the south of Lot 1.

If sold separately Lot 2 will have a right of way over the access track in the north east corner of Lot 1.

Other than this the property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.

AGRI ENVIRONMENTAL SCHEMES

We understand that the land is not currently entered into any Countryside Stewardship Scheme or Sustainable Farming Incentive Scheme.

FENCING OBLIGATION

The purchasers of Lot 2 will be responsible for erecting a stock proof fence within 3 months of completion. As shown A - B on the attached plan. The boundary will be pegged for identification purposes.



TENURE AND POSSESSION

Freehold tenure.

SPORTING & MINERAL RIGHTS

Sporting (hunting, racing, golf, sailing) and mineral rights are included within the sale.

LAND DESIGNATIONS

The land is located in the Dorset National Landscape (AONB). The land does not fall within a Nitrate Vulnerable Zone.

RURAL PAYMENTS AGENCY

The land is not registered with the rural payments agency.

MEASUREMENTS & OTHER INFORMATION

All measurements are approximate. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any point which is of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property. We have not tested any of the equipment, appliances, central heating or services.



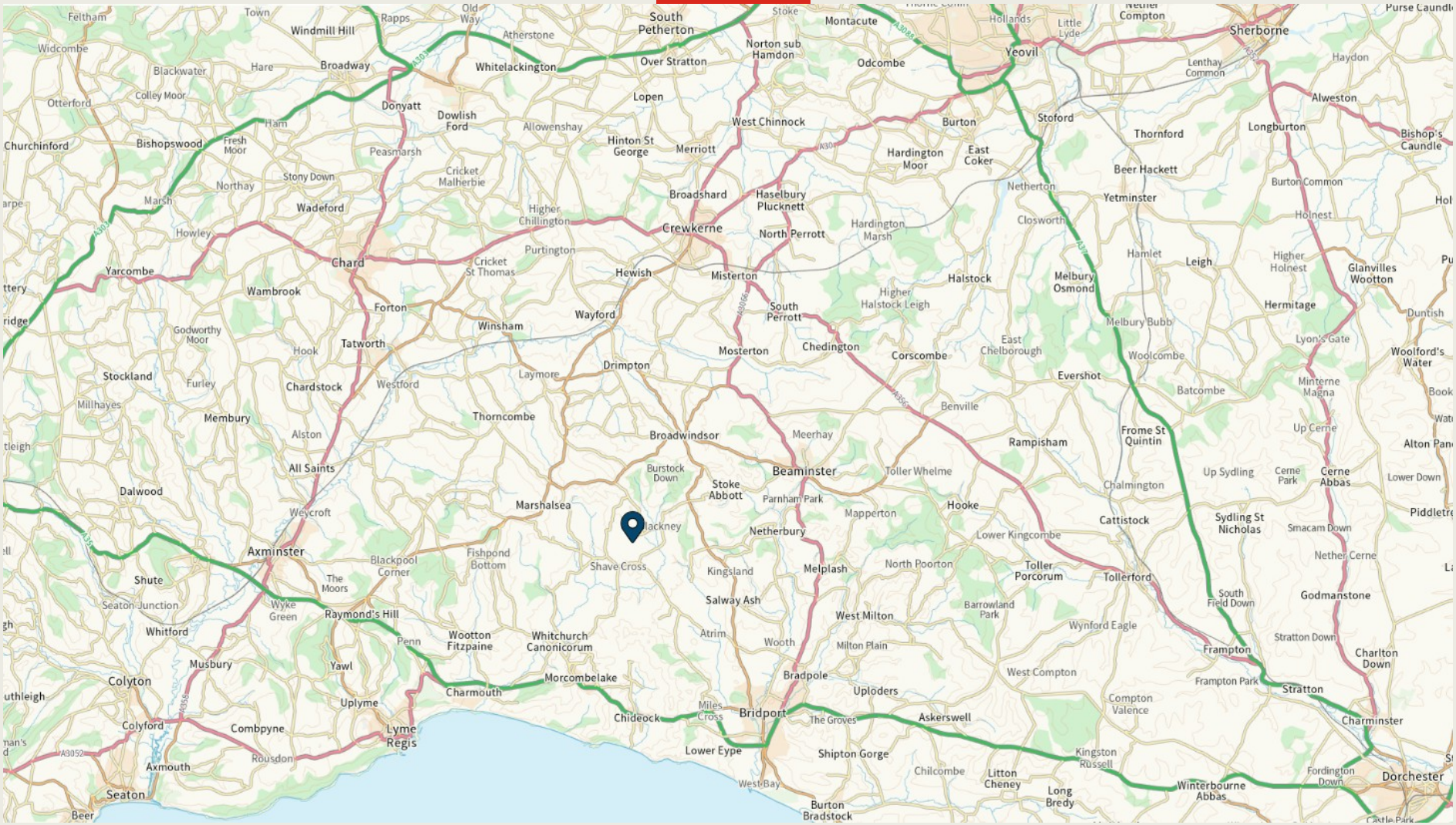
Produced on Land App, Jul 27, 2026.
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100 m
Scale 1:5000 (at A4)

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For identification purposes only.

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