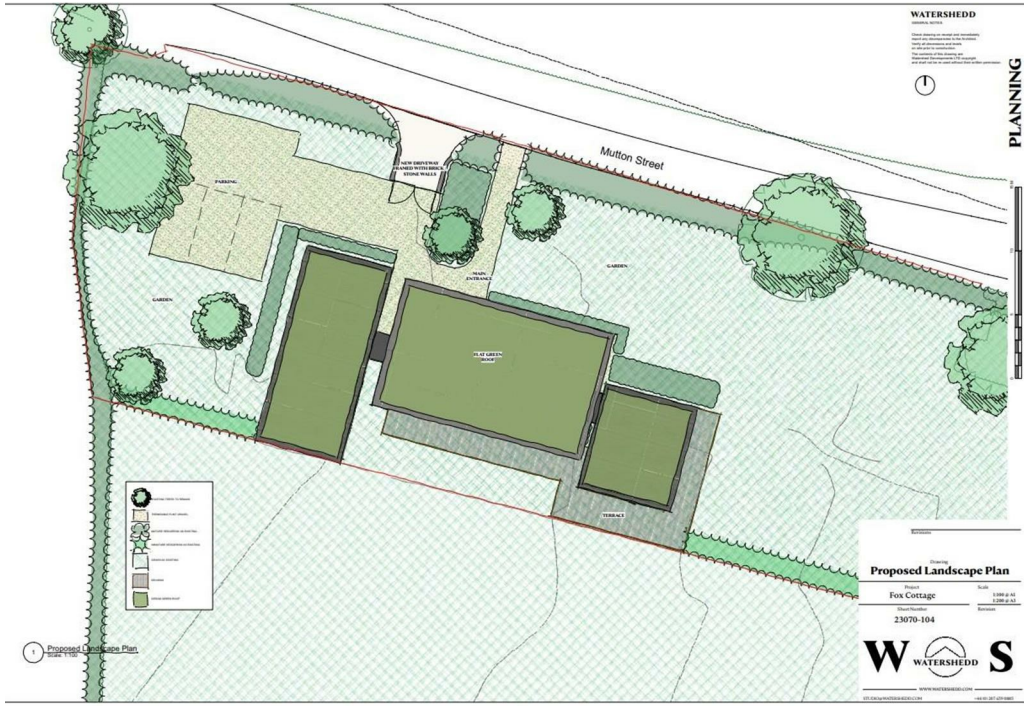
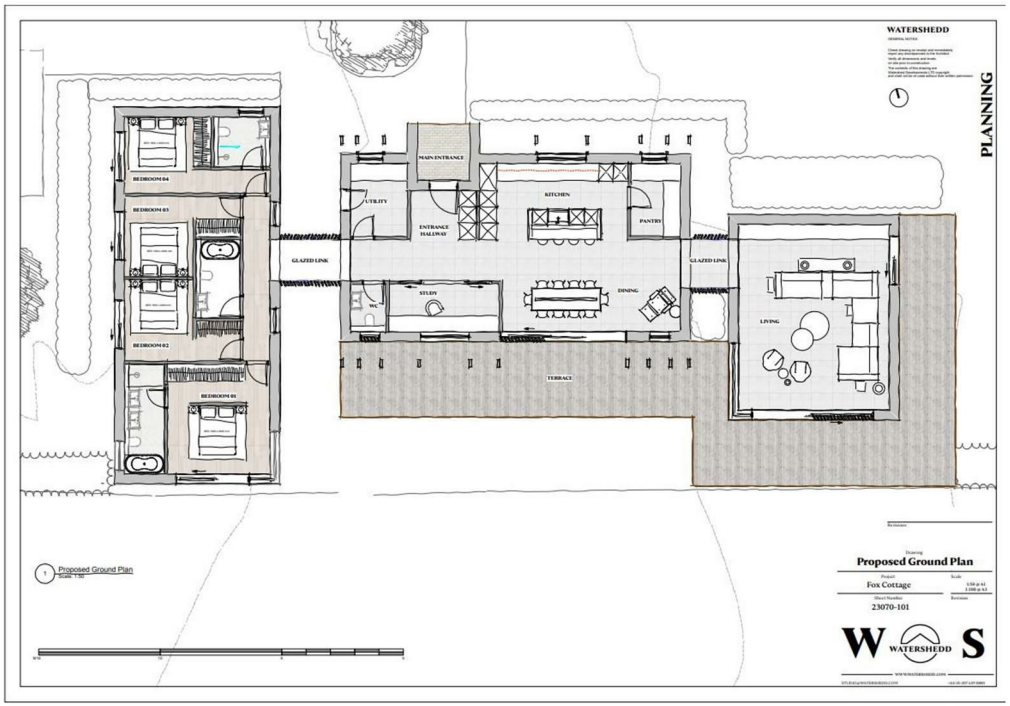


Fox Cottage







Fox Cottage,

Marshwood, Bridport, DT6 5PZ

Bridport: 7 miles. Lyme Regis 8.7 miles. Dorchester 21.6 miles

An exciting opportunity to create a modern four-bedroom bungalow, set within approximately six acres and enjoying stunning views across the Marshwood Vale.

- Exciting development opportunity
- Stunning Marshwood Vale views
- Peaceful rural setting
- Planning permission granted
- Freehold
- Consent for bespoke four-bedroom bungalow
- Over 6 acres overall
- Contemporary single-storey design
- Application: P/FUL/2024/05194
- EPC: F

Guide Price £600,000

Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | bridport@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

THE PROPERTY

Currently occupying the site is a two-bedroom detached cottage, set within over six acres of gardens and grounds and accompanied by a range of useful outbuildings. Planning permission has been granted for the demolition of the existing cottage and its replacement with a substantial, bespoke four-bedroom bungalow, designed to sit sympathetically within the surrounding landscape and take full advantage of the stunning views across the Marshwood Vale.

The existing cottage comprises a generous reception room, featuring a large inglenook fireplace, with leads through to a well-proportioned kitchen. One of the two bedrooms is situated off the reception room, together with a downstairs cloakroom and useful storage. Upstairs is a further double bedroom and a large family bathroom.

The consented application provides for a contemporary single-storey home thoughtfully arranged across three principal area. The central section will comprise a substantial kitchen/dining room, with a large pantry and extensive sliding doors opening onto the terrace, bringing the surrounding countryside and far-reaching views into the heart of the home. A study, utility room and WC are all also located within this area.

To one side of the kitchen/dining room will be a generous living area, benefitting from a double aspect which will allow natural light to flood the space. The opposite side will provide the bedroom accommodation, with four double bedrooms. The principal bedroom and bedroom four will each benefit from their own en-suite facilities and the other two bedrooms will be serviced by a large family bathroom. All four bedrooms will have sliding doors providing direct access to the garden.

Full planning information can be found under the following Application Number:
P/FUL/2024/05194

OUTSIDE

The property is approached via a quiet country lane and provides ample space for parking. While the existing outbuildings are proposed to be demolished as part of the consented scheme, there may be potential of further outbuildings to be erected in the future, subject to the necessary planning consents.

The detached property is set within just over half an acre of gardens, with a further five acres or so of pastureland. The land offers considerable versatility and provides an excellent opportunity for a range of lifestyle uses, including smallholding, equestrian or other rural pursuits, subject to any necessary consents.













SITUATION

The property is situated along a quiet country lane just outside the village of Marshwood, nestled within the idyllic Marshwood Vale. The surrounding area is designated as an Area of Outstanding Natural Beauty and is renowned for its beautiful rolling countryside, with an abundance of footpaths, and bridleways providing excellent opportunities for walking and riding.

Marshwood itself has a strong sense of community and offers a good range of local amenities, including a church, primary school and public house.

The thriving and historic market town of Bridport is just a few miles away and offers an excellent range of shopping, business and leisure facilities. The county town of Dorchester is approximately 20 miles away and provides a mainline rail service to London Waterloo.

SERVICES

Broadband - Standard up to 1Mbps and Ultrafast up to 1800Mbps.
Mobile phone service providers available are O2, EE, Three 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).

AGENTS NOTE

There are two footpaths across the land, please contact the agent for further information.

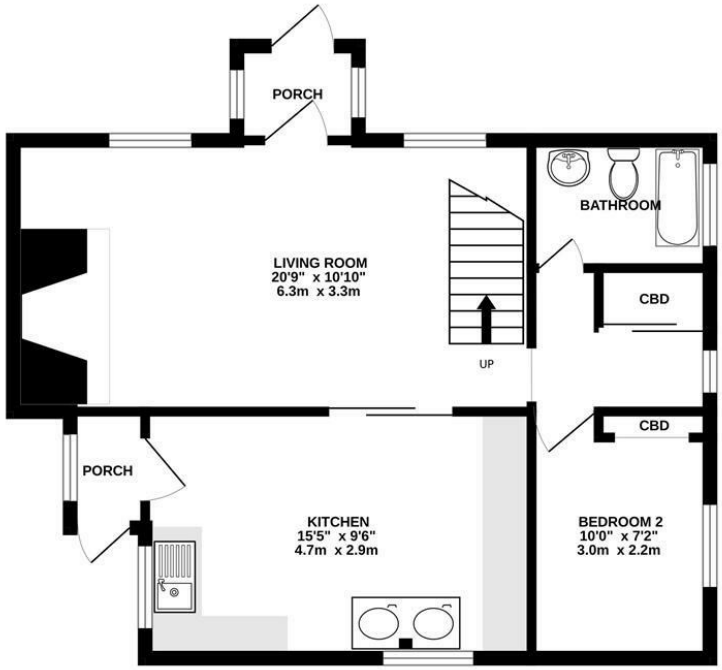
VIEWING

Strictly through Stags Bridport.

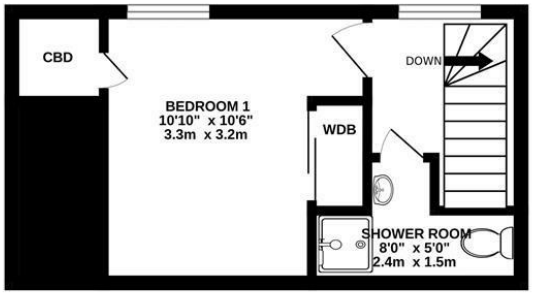
DIRECTIONS

From Bridport take West Street heading West and at the roundabout take the second exit, continuing straight away. Take the second exit at the next roundabout and continue onto North Allington. After 1.5 Miles turn left and follow this road for just under 3.5 miles. Turn right, then take the next left onto Mutton Street. The property will be located on the left hand side after about a mile.
What3Words: ///example.breeze.sprays

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
198 sq.ft. (18.4 sq.m.) approx.

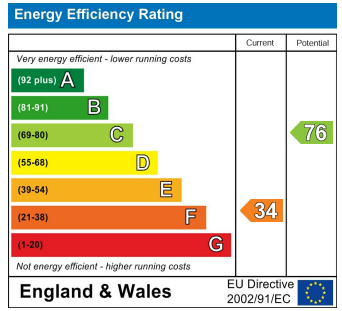


FOX COTTAGE, MARSHWOOD, DT6 5PZ

TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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