Symonds & Sampson



Merlins

Marshwood, Bridport, Dorset

Merlins

Marshwood
Bridport
Dorset DT6 5QF

Charming Grade II listed cottage in need of modernisation, with a substantial garage/outbuilding.

2 1 2

- Grade II listed cottage with many original features
- In need of modernisation
- Sought after village location
- Large gardens to the front and rear, with mature planting and fruit trees

Guide Price £250,000
Freehold

Bridport Sales
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THE PROPERTY

Merlins is a handsome semi-detached cottage, built in the early 19th century or possibly earlier, with painted brick elevations under a slate roof. The property is in need of complete refurbishment and modernisation and lies on the west side of the Marshwood Vale in a lovely edge of village location, with its own parking, a substantial outbuilding and attractive gardens.

Briefly, the accommodation consists of a kitchen/dining room, a sitting room centred around an open fireplace, a substantial garden room, a back hall/dog and boot room and a bathroom on the ground floor, and two bedrooms and WC on the first floor. The property has oil fired central heating, mains water and private drainage.

OUTSIDE

To the front of the property, immediately in front of the cottage, there is a gated parking area laid to brick that leads up to a garage that is attached to a stone barn. Beyond the parking area there is an enclosed garden that is for the most part laid to lawn and punctuated by a number of high yielding mature fruit trees, and a fruit cage to one corner. To the rear of the property there is a square garden enclosed by a mixture of hedge and timber fencing that is also laid to lawn, with a greenhouse in one corner.

SITUATION

The property is set in the heart of the village of Marshwood which has a garage in the centre and a church, primary school and public house on the outskirts. The towns of Axminster, Lyme Regis and Bridport are easily accessible. Bridport is a bustling market town with a history of rope making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. It also has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes. There are excellent arts and music events and the famous “hat festival”. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster and Honiton to the west. Communication links are good with road links along the A35 and mainline railway stations at Axminster, Crewkerne, Maiden Newton and Dorchester.

DIRECTIONS

What3words///thickened.pizzeria.hometown

SERVICES

Mains electricity and water. Septic tank. Oil heating.
Broadband - Ultrafast speed is available.
Mobile - There is mobile coverage in the area, please refer to Ofcom’s website for more details.
EPC: E

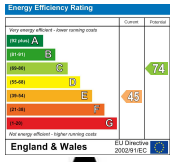
LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: C









Merlins, Marshwood, Bridport

Approximate Area = 1221 sq ft / 113.4 sq m
Garage = 228 sq ft / 21.1 sq m
Outbuilding = 67 sq ft / 6.2 sq m
Total = 1516 sq ft / 140.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1527178





Bridport/SA/12112026/REV

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