



Axen Farm

Bridport, Dorset

Carter Jonas



Axen Farm  
Symondsbury  
Bridport  
Dorset  
DT6 6HL

A well situated farm in a  
unique location close to  
the Jurassic Coast.

Axen Farm is a very attractive arable, amenity, and livestock farm positioned on the edge of the Symondsbury Estate just outside the market town of Bridport. The farm comprises Axen Lodge, which benefits from breathtaking panoramic views of the Dorset countryside and the iconic Colmer’s Hill, together with traditional barns, further buildings and surrounding arable land, pastureland, and woodland. The farm benefits from sea views.

In all extending to 258 acres.

For sale by private treaty as a whole.

Carter Jonas



Location

Approached over a long tree-lined driveway, Axen Farm is peacefully situated a short distance to the north of the very attractive village of Symondsbury, which offers a small range of shops and a restaurant. Bridport is within easy reach, situated just over one mile away, whilst the world-famous Jurassic Coastline is about three miles away, all of which are located within the historic and picturesque Dorset National Landscape.

There are regular train services from Crewkerne station (about 12 miles away) and Dorchester station. In addition, there is easy access from the A35 to the south. Bournemouth International and Exeter airports are both less than an hour away, and the larger Bristol and Southampton airports are about an hour and a half away.

There is an excellent range of schools within the locality, including Symondsbury Primary School, Perrott Hill School, The Sir John Colfox Academy in Bridport, The Woodroffe School in Lyme Regis, Thomas Hardy School in Dorchester, Sherborne Schools, Bryanston, Canford, Milton Abbey, Leweston and Port Regis.

Sailing and other water sports, including sea fishing, are available at Lyme Regis, Weymouth and Portland (home of the National Sailing Academy and the 2012 Sailing Olympics) or in West Bay. There are numerous high calibre shoots in the locality. Hunting is available with the Seavington, Cotley, Cattistock, South Dorset, Blackmore Vale Hunt and the Sparkford Vale Hunt.



Axen Lodge

Axen Lodge is a detached and recently renovated former shooting lodge of brick elevations under a tiled roof. The property is currently used as holiday accommodation and comprises, on the ground floor, porch to entrance hall with WC and stairs to first floor, kitchen and dining room, sitting room, 'snug', and rear

hall with utility area and back door off. On the first floor there are three bedrooms, one with an en-suite shower room, and a family bathroom. There is a veranda and decking area adjoining the southern elevation of the property which benefits from far-reaching views over the farmland to Colmer's Hill and towards the sea.

Situated a short distance to the west of the lodge in the garden is a timber and slate cabin offering a further double bedroom with an en-suite bathroom together with a decked veranda off the southern elevation. Outside, the property benefits from a hot tub, a large surrounding lawned garden and gravelled driveway to the rear.



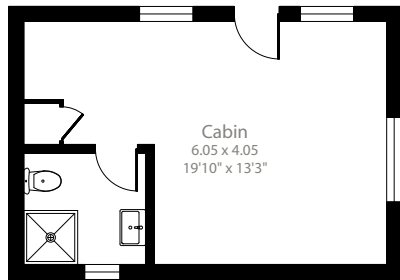


# Floorplan

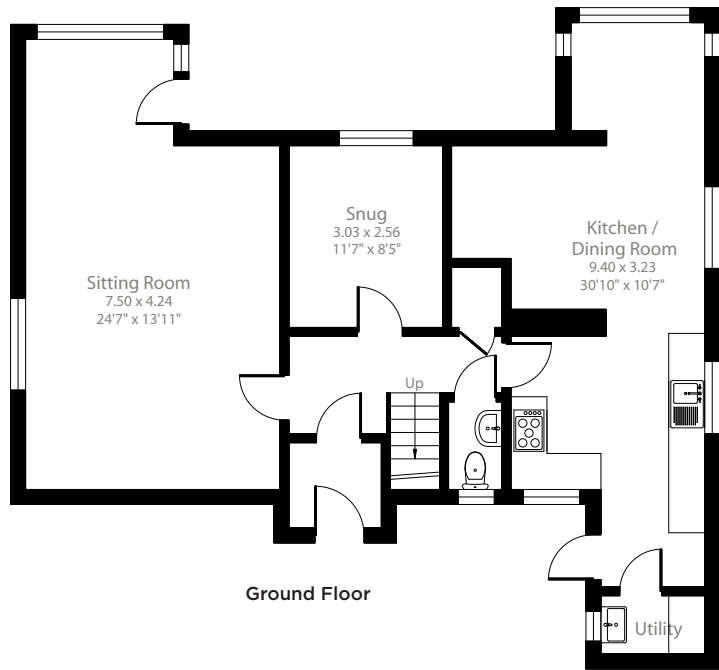
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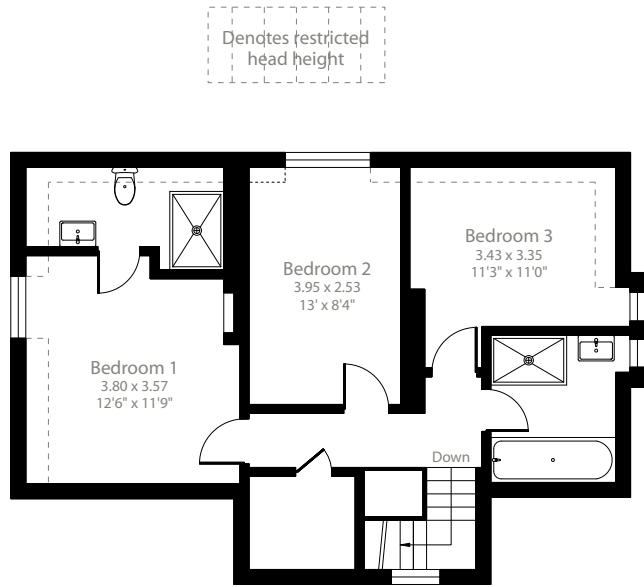
Total Area:  
1739 Sq Ft / 161.4 Sq M



Cabin



Ground Floor



First Floor

For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.





**Buildings**

Situated to the north of Axen Lodge is a range of former livestock buildings also benefitting from excellent panoramic views and offering potential for a range of uses, subject to obtaining the necessary consent/s. The farm buildings more specifically comprise:

- Six bay Dutch barn with lean-to off part. Concrete and sleeper walls under corrugated iron cladding and roof.
- Two storey height traditional stone former threshing barn with brick floor and corrugated fibre cement roof.
- Brick, concrete block, and tile barn with adjoining store.
- Redundant former pig buildings of concrete block under a corrugated iron and corrugated fibre cement roof.



**Land**

The land at Axen Farm comprises an attractive mixture of rolling and gently sloping arable, pastureland, and woodland, all of which surrounds the farmstead.

The land to the south of Axen Lodge comprises arable land which gently slopes down from the Lodge and entrance drive, together with woodland known as part Park Copse, which slopes up to form a protective ridge along the southern boundary of the farm.

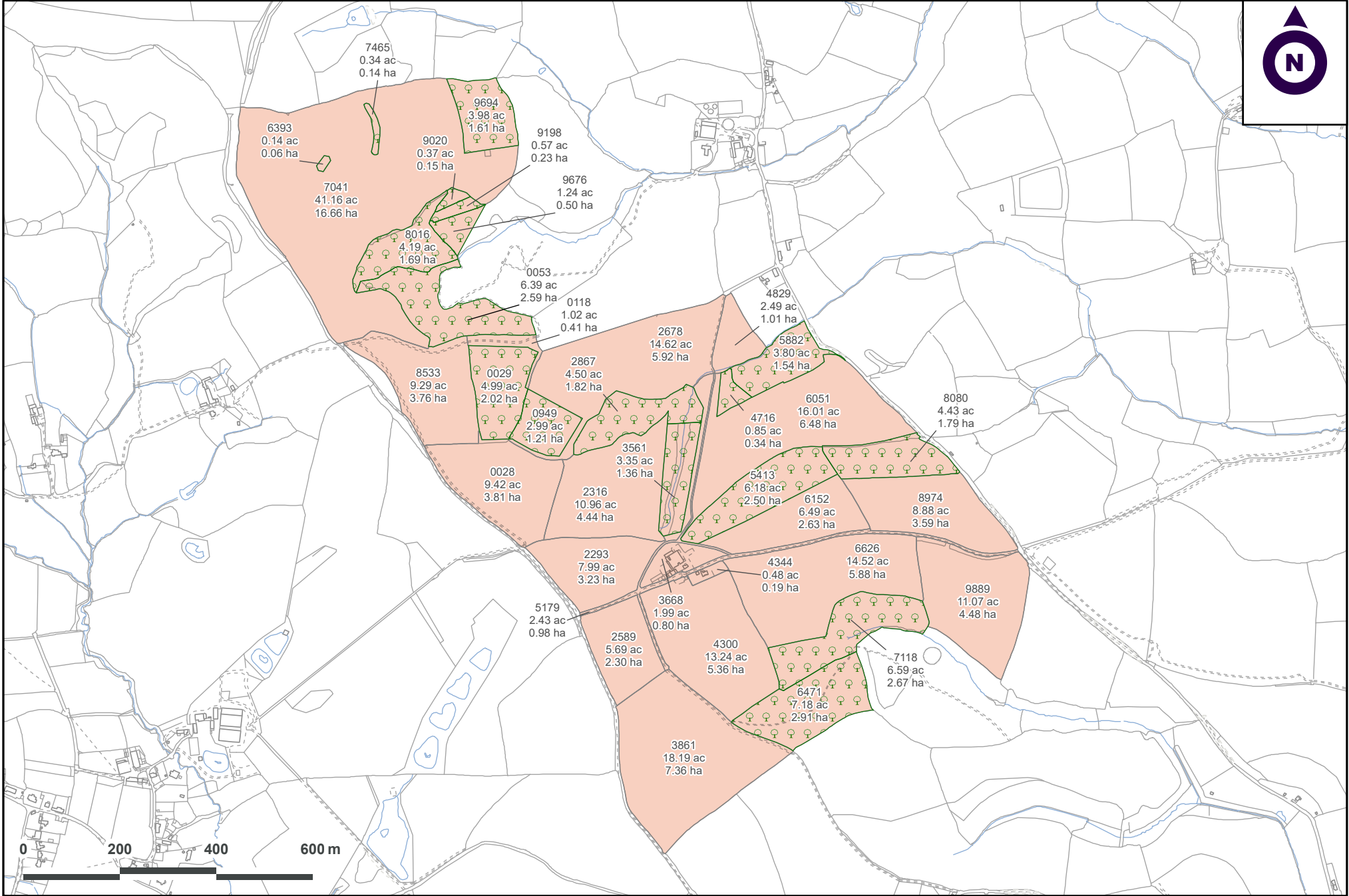
The land to the north of the farmstead comprises further gently sloping arable field enclosures together with some steeper permanent grassland including

Jan's Hill, which provides outstanding views across the Marshwood Vale, towards Colmer's Hill and the sea. In addition, there are further woodland parcels including part Doctor's Copse, Henwood Copse, and Axen Brow, aptly named as it forms part of the ridge behind the farmstead.

In all, Axen Farm extends to 258.02 acres.







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### Method of Sale

The freehold of the property is offered for sale by private treaty with vacant possession available upon completion.

### Services

The property is serviced by mains electricity with private and shared water and private drainage. The Lodge has oil-fired central heating.

### Rights of Way

The Monarch's Way bridleway runs through the property along the farm access drive. There is a public footpath running from Symondsburry, to the west of the farmstead, and to the road forming the eastern boundary of the farm. A right of way will be retained along the track through the northern boundary of field 8533 and the track within 0118.

### Health & Safety

Potential purchasers should take particular care when inspecting the property being mindful of machinery and livestock movements, especially in and around the farm buildings and along the farm access tracks.

### EPC Rating

Axen Lodge has an EPC rating of E.

### Local Authority

Dorset Council  
[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

### Viewings

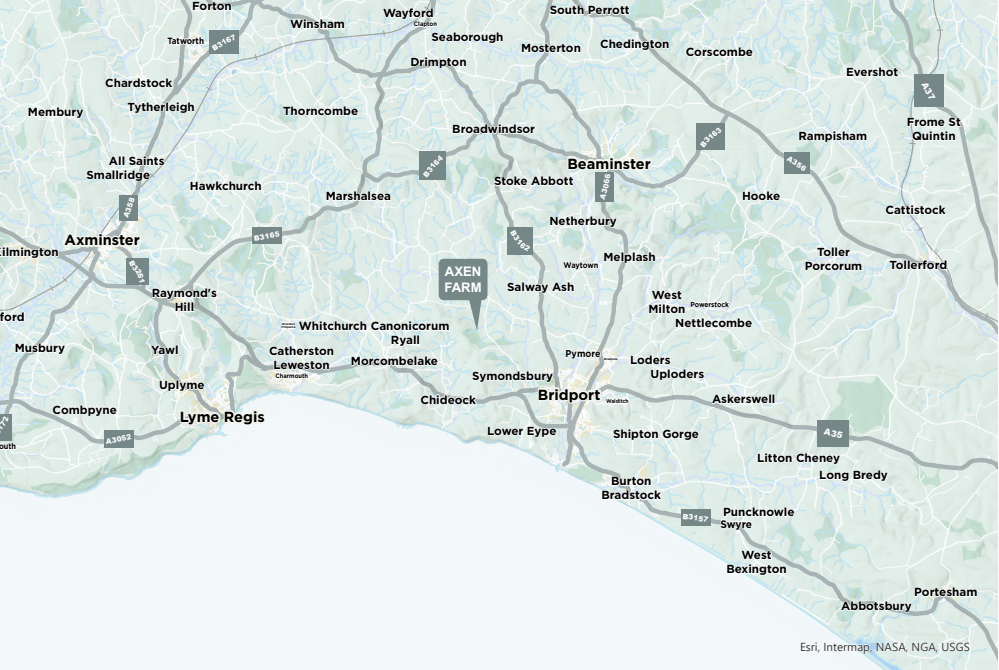
Viewings are by appointment with Carter Jonas, on 01823 428590.

### Directions

From Bridport take the B3162 west towards Chideock and Charmouth. Shortly after leaving Bridport, turn right onto Duck Street, signed Symondsburry. Upon reaching the T-junction by the school in the village of Symondsburry, turn right. Follow this road for about one mile. The entrance to Axen Farm will be found on the left-hand side as you climb up the hill towards Broadoak.



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### Taunton

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 Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

### Bristol

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 St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

### National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)  
 One Chapel Place, London W1G 0BG

### Consultants to the Estate – Chesters Harcourt

07717 340963 | [p.kerr@chestersharcourt.com](mailto:p.kerr@chestersharcourt.com)

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