Courtyard Cottage

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Bread

Courtyard Cottage, Delapre Estate

St. Andrews Road, Bridport, , DT6 3BG

Town Centre 0.2 mile. West Bay 2 miles.

A distinctive character detached cottage in an exclusive private setting in the grounds of a fine period house

- Highly individual character home
- 3 Bedrooms, 4th bedroom/study, 2 bathrooms (1 en-suite)
- Many character/contemporary features
- Walled front garden courtyard/parking
- Unique location close to the town centre
- Very spacious 1388sqft
- Large open plan living/dining room/kitchen
- Delightful west-facing walled garden
- Forming part of the exclusive Delapre Estate
- Freehold. Council Tax Band E

Guide Price £730,000

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THE PROPERTY

The Delapre Estate comprises of just five properties set in extensive gardens and grounds. Delapre House is understood to date back to circa 1795 and was originally built as Bridport Barracks. After Napoleon's defeat at Waterloo in 1815, the government then sold the barracks and it was renamed Delapre.

Courtyard Cottage is a distinctive character detached cottage which was subject to extensive enlargement and alterations about 25 years ago, to provide a spacious, highly individual, single storey character home. The property is Grade II Listed, of architectural or historic importance. Under the current ownership since 2012, a whole number of further improvements/upgrading has been carried out.

The excellent amenities include gas-fired central heating with upgraded boiler, well equipped kitchen with contemporary units and quality appliances (Siemens single and double gas hob , oven/microwave, griddle /BBQ, and extractor fan, Bosch fridge/ freezer and Miele dishwasher) , attractive bathroom/shower room fittings , contemporary free standing Davre wood burner and solid oak flooring throughout the property.

The spacious accommodation is well maintained and the timber windows were externally redecorated just last year.

The hub , unique and stunning feature of the property is the large open plan living/dining room/ kitchen with its high vaulted 12' high beamed ceiling plus additional skylights providing a sense of light and space.

The accommodation – Principal bedroom with en-suite shower room, two further bedrooms, study/bedroom 4, bathroom, sunny open plan living room/dining room/kitchen.

Courtyard Cottage enjoys great privacy with its own front courtyard/parking area and a well stocked rear garden facing west. The property also owns part of the front paddock, which is open plan.

Courtyard Cottage is very much a one-off, in terms of its type and very special location. Viewing is highly recommended by the sole agents, Stags.

OUTSIDE

Courtyard Cottage is approached through high double wooden gates onto a large its own courtyard providing parking and outside space and enjoying a sunny south-facing sheltered and private aspect. Side pedestrian access and gate. The lovely private west-facing walled rear garden is attractively laid out with a large level area of lawn, brick edged flower and shrub beds, adjoining paved terrace with timber store, two sheds and timber log store.

The property also owns a separate area of lawned garden just opposite the entrance gates.

SITUATION

Courtyard Cottage occupies a very unique setting, being part of the exclusive and private Delapre Estate. It is set well back and elevated just off St Andrews Road, a very popular and well established residential no-through road, close to Barrack Street and East Street. It is ideally located very close to the town centre and within only a few minutes' walk of the shops and amenities. Bridport is a thriving and historic market town (voted in 2026 by The Sunday Times as one of the best places to live in the UK), renowned for its wide streets and popular twice weekly market. There are excellent shopping and business facilities, a whole selection of supermarkets, including Waitrose, an arts centre, Electric Palace entertainment venue, schools and leisure centre with indoor swimming pool. The stunning World Heritage Site Jurassic Coast at West Bay is only a few miles to the south, with a lovely harbour, bathing beaches and access to the wonderful coastal clifftop walks.

SERVICES

All mains services. Gas-fired central heating.
Broadband - Standard up to 17Mbps and Superfast up to 80Mbps.
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and 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).

VIEWINGS

Strictly by appointment with Stags Bridport

DIRECTIONS

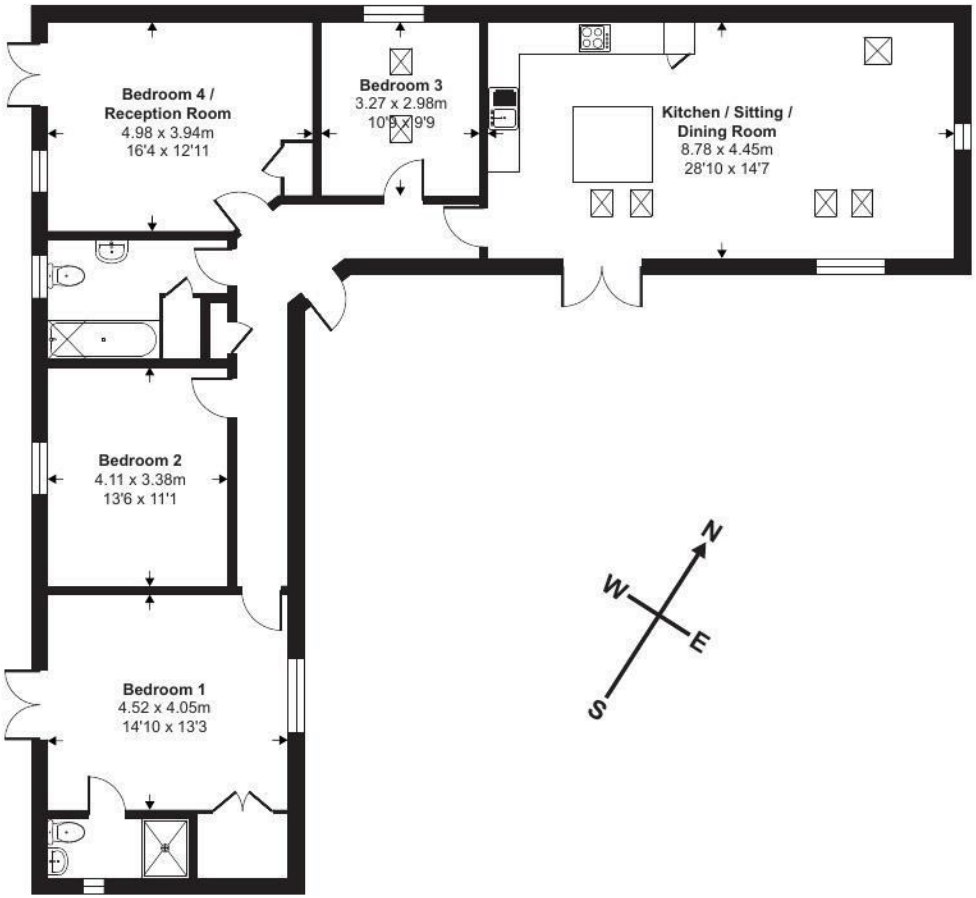
On foot - From the town centre, walk down East Street and turn left by The Olive Tree into Barrack Street. Continue into St Andrews Road and the entrance to Delapre will be seen on the left after about 0.1 mile.

By car – Drive down East Street to the roundabout, taking the 1st exit onto Sea Road North and continue along this road for about ¼ mile, taking the 1st left turn into St Andrews Road. Continue towards the far end and the entrance to Delapre will be seen on the right.

What3Words///tricycle.breakaway.exchanges

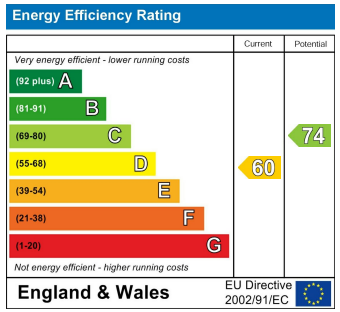
Approximate Area = 1388 sq ft / 128.9 sq m

For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1416000



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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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