



Coneygar Grove







Coneygar Grove St. Andrews Road

Bridport, Dorset, DT6 3BB

Bridport Town Centre 0.2 mile. West Bay/Jurassic Coast 2 miles.

A handsome and substantial Victorian house in a very exclusive location with lovely views over the town to the sea beyond

- Beautifully appointed throughout
- 6 Bedrooms, 3 bathrooms (1 en-suite)
- Kitchen/dining room, large porch/store
- Potential apartment annexe
- Sought after private setting close to the town centre
- Generous 5188sqft plus extensive basements
- Drawing room, orangery
- Extensive basement rooms
- Lovely landscaped gardens, in all about 0.35 acre
- Freehold. Council Tax Band F

Guide Price £1,350,000

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THE PROPERTY

Coneygar Grove is a fine and very impressive semi-detached Victorian house, with extensive gardens in a very exclusive, private and peaceful location, with lovely views over the town to the surrounding countryside and to the sea beyond. It has a very interesting history, having been built 1863 for a Reverend (as was the neighbouring property, Sparacre House) and has classic red brick Victorian elevations under a slate roof.

Under the current ownership since 2010, the house has been subject to extensive and sympathetic refurbishment, alteration and enlargement, to a very high standard.

The many impressive and comprehensive features include gas-fired central heating (with cast iron style radiators and part underfloor), polished limestone flagstone flooring, the building of a stunning orangery with aluminium powder-coated windows/bi-folding doors, quality contemporary kitchen with extensive units (wall cupboard incorporating electric doors), quartz worktops with breakfast bar and Fisher & Paykel cooker range (Fisher & Paykel dishwasher and fridge/freezer may also be available by negotiation), quality bathroom/shower rooms and much more.

The house has three separate heating zones and the majority of the sash windows were overhauled in 2011.

The gracious accommodation is very well presented, well proportioned and extensive, being arranged over three principal floors, together with extensive basement rooms.

The house still retains a whole number of original features, typical of its age and type, including high ceilings, deep skirting boards, fine staircases, sash windows, bay windows, original floorboards, ornate cornices, panelled doors, ornate fireplaces including marble, the original servants' bells, brick and flagstone flooring and the former scullery cooker range.

Briefly, the accommodation extends to:

Basement - Long corridor/room, laundry room with external door to porch and outside, coal store/preparation room, storeroom, secondary storeroom, wine store former scullery.

Ground floor - Orangery with rooflight, reception hall with broom cupboard, large drawing room (formerly two rooms) with a pair of fine marble fireplaces, large kitchen/dining room, cloakroom, large porch/storeroom with sliding doors.

First floor - Landing, principal bedroom with en-suite shower room, two further double bedrooms, bathroom/shower room.

Second floor - Landing with stairs to Widows Watch (designed for the original owner's wife to look out to sea), store/boiler room and additional attic space, inner lobby, bedroom 4, bedroom 5 with external fire exit, bedroom 6, kitchen, bathroom

The lovely garden and grounds are a further feature, being attractively landscaped to a very high standard and there is also extensive parking with ample scope for garaging, if required.

Coneygar Grove is an exceptional house of quality, which is rarely available on the open market in Bridport, viewing is, therefore, strongly recommended by the sole selling agent, Stags.





OUTSIDE

Coneygar Grove is approached over a private shared road (under nearby separate ownership with no maintenance contribution required), this leads to the property's own large newly laid tarmac in and out driveway with a central lawn together with shrubs and fountain feature.

The lovely main gardens are arranged over three levels with lawns, flower and shrub beds, extensive paved terracing with stone walls, pergola, summerhouse, shed and gazebo.

There are whole number of lighting zones.

The gardens are very private.

Adjoining the kitchen/dining room is a delightful, sheltered, walled and paved courtyard.

SITUATION

Coneygar Grove forms part of Coneygar Hill, a very sought after private residential area with properties rarely coming to the market. It is just to the north of the town and within easy reach of the centre. Millenium Walk is very nearby with a footpath leading up Coneygar Hill.

Bridport is a thriving and historic market town (voted by the Sunday Times in 2026 as one of the best places to live in the UK), offering an excellent range of shopping, business and leisure facilities together with its very popular twice weekly street market. Good local schools are very nearby.

The immediate area is designated as an area of outstanding natural beauty (AONB). West Bay and the stunning Jurassic Coast is within only a few miles. The larger centres of Dorchester, Yeovil and Weymouth are all within easy reach, with mainline rail services to London.

SERVICES

All mains services. Gas-fired central heating (radiators and underfloor), night storage heating to 2nd floor.

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

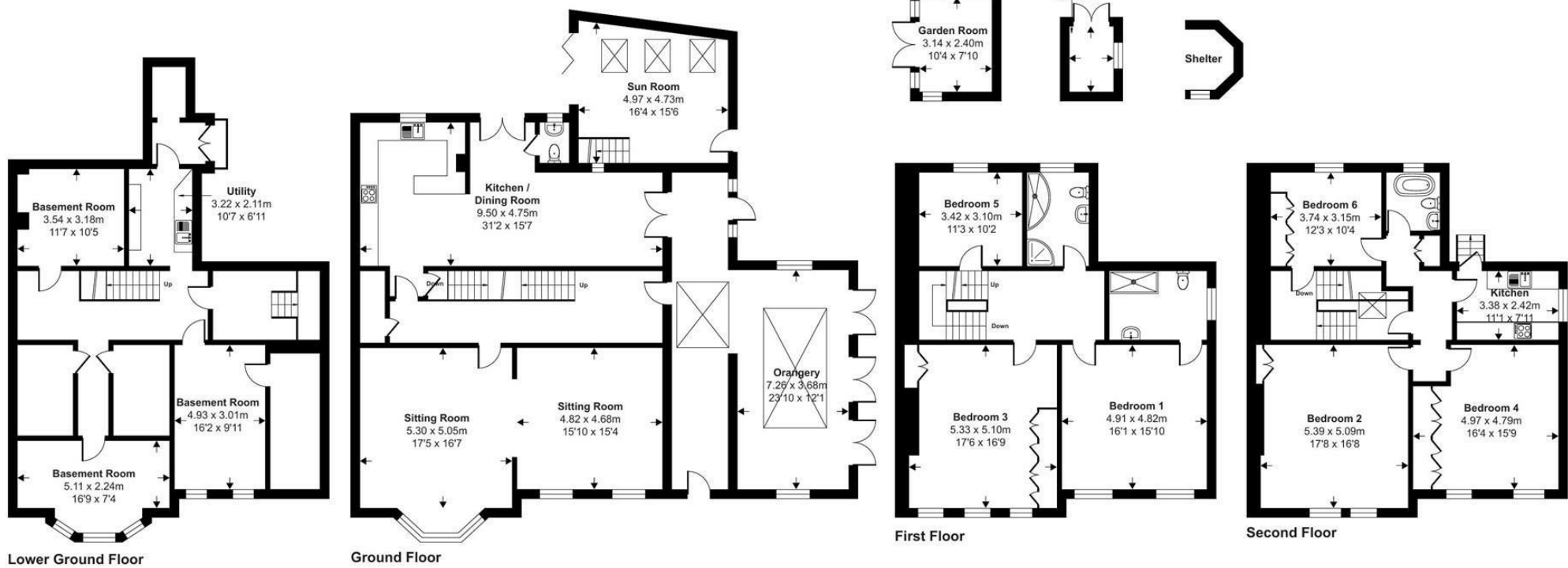
By Car - From the town centre drive down East Street and at the mini-roundabout take the 1st left onto Sea Road North. After a short distance take the 1st left and left again onto St Andrews Road. After Peelers Court on the right (a retirement development of apartments) there is a private unmarked lane (although Coneygar Grove is named) leading up Coneygar Hill. Coneygar Grove is the 2nd house on the left.

On Foot - Walk down East Street and by the Olive Tree restaurant turn left onto Barrack Street. This continues into St Andrews Road. Look for the unmarked lane on the left, just before Peelers Court.

What3Words///panoramic.plugs.shady



Approximate Area = 5188 sq ft / 481.9 sq m
Outbuildings = 116 sq ft / 10.7 sq m
Total = 5304 sq ft / 492.6 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). © nìcheom 2026. Produced for Stags. REF: 1503075



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



