



9 Rax Lane and Adjoining Building



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Bridport, DT6 3JJ

In the heart of the town. West Bay/Jurassic Coast 2 miles.

Rare project/redevelopment opportunity - A charming and spacious detached period cottage with substantial adjoining building and parking in the heart of the town

- Large period cottage
- 4 Bedrooms , bathroom , potential en suite
- Excellent improvement potential
- No forward chain
- Tucked away location
- Substantial former bakery
- 2-1 Reception rooms
- Planning permission for residential/commercial redevelopment
- Courtyard garden, parking for 2 cars
- Freehold. Council Tax Band D (Cottage) Business Rates (Bakery) TBA

Offers Over £350,000

THE PROPERTY

A very special one-off opportunity. A large detached comprising a period cottage together with a substantial adjoining former bakery building with the rare benefit of off-road parking, in the heart of the town centre. The property is listed grade 2, of architectural or historic importance, and is believed to date back to the early 1800s, with natural stone elevations. It has been under the current ownership since 2002.

Bakery Cottage

The cottage has been subject to refurbishment over the years and has gas-fired central heating with a Rayburn cooker range double glazed windows, modern fitted kitchen with electric oven and gas hob and a modern bathroom.

The spacious accommodation is arranged over three floors – Ground floor, reception hall, cloakroom, open plan living room/kitchen. First floor landing, living room/4th bedroom, principal bedroom, bathroom. Second floor landing, two further bedrooms.

Adjoining Building

Arranged over three floors – Ground floor, stores. First floor, stores. Second floor, two store rooms.

OUTSIDE

The cottage has a small rear courtyard and benefits from parking with access off Rax Lane.

The adjoining building has a covered courtyard area .There is a pedestrian gate off Globe Lane ,which forms part of the property (although shared with the shop / 29 East Street which has the lower half of the courtyard).



PLANNING PERMISSION FOR REDEVELOPMENT

Planning permission was passed in March 2026 (Application No .P/FUL/2025/06593) for alteration of the current cottage and conversion of the adjoining building to provide 2 x 1 bedroom flats and a commercial unit.

THE PROPOSED SCHEME

The Cottage

Ground floor – Hall, cloakroom, open plan kitchen/dining room.

First floor - Landing, bedroom 1 with en-suite shower room.

Second floor - Landing, bedroom 2 with en-suite bathroom.

Outside - Small garden and 2 parking spaces.

2 x Apartments

First floor apartment – Hall, living room, kitchen/dining room, bedroom, en-suite shower room

Second floor apartment – Hall, open plan living/dining/kitchen, bedroom, shower room.

Commercial Unit

Self-contained ground floor commercial unit comprising two rooms with kitchen and cloakroom.

SITUATION

Occupying a peaceful and tucked away position in Globe Lane between East Street and Rax Lane. Bridport is a thriving and historic market town offering an excellent range of shopping, business and leisure facilities together with a very popular twice weekly market. The immediate area is designated as one of outstanding natural beauty (AONB) and there is easy access to the open meadows and countryside. The beautiful Jurassic Coast is just a few miles away at West Bay.

SERVICES

Bakery Cottage - All mains services. Gas-fired central heating.

Former Bakery building – Mains electricity and water.

Broadband - Standard up to 19Mbps 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 the sole agents, Stags Bridport.

DIRECTIONS

From our Stags office in South Street, proceed to the Town Hall and turn right into East Street. Globe Lane is on the left, just past the Spar.

What3Words///families.swipes.fearfully



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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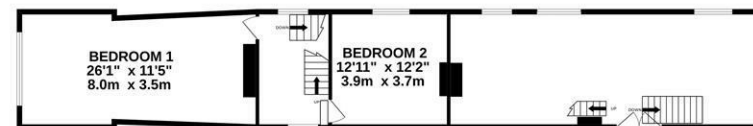
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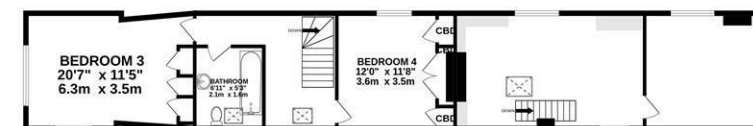
GROUND FLOOR 1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR 1000 sq.ft. (92.9 sq.m.) approx.



2ND FLOOR 1008 sq.ft. (93.7 sq.m.) approx.



COTTAGE & BUILDING TO REAR OF 29 EAST STREET, BRIDPORT, DORSET, DT6 3JJ

TOTAL FLOOR AREA: 3022 sq.ft. (280.7 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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