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LICENSED PROPERTY

THE WEST COUNTRY SPECIALISTS



BRITMEAD HOUSE, WEST BAY ROAD, BRIDPORT

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Britmead House, 154 West Bay Road, Bridport, Dorset, DT6 4EG

Substantial Detached Edwardian Guest House/House With 9 Bedrooms (8 Ensuite) And 4 Reception Rooms

Flexible Family Home And Income Opportunity With Tremendous Potential To Re-Establish The Successful Guest House Trade

Opportunity For Change Of Use To An Elegant Private Residence, Subject To The Necessary Planning Consents

Close To West Bay And Its Beaches With Country And Coastal Views, South West Facing Gardens With Sun Terraces And Car Parking

Freehold: £895,000

Reference: 6020

THE PROPERTY

Britmead House is an elegant and impressive Edwardian detached property reputedly dating back to around 1910, with later additions. Occupying a prominent trading position close to the coastal resort of West Bay, this substantial property was purchased by the present owners in 1998 and the property is well presented throughout having been well maintained and improved during their tenure. Britmead House has until recently traded as a bed & breakfast and offers 9 well-appointed bedrooms (8 ensuite), Sitting Room, Dining Room, Kitchen, Guest Dining Room, Guest Sitting Room/Sunroom. The flexible accommodation can be configured to provide spacious and self-contained 2-bedroom owner's accommodation on the ground floor, with 7 ensuite letting rooms for guests in addition to the spacious public areas (see the floorplan with the owner's accommodation being shaded). The property would also make a most impressive and substantial family home, ideal for large families, multigenerational living, or equally as a home and income. To the front of the property is off road parking, comfortably for six vehicles. To the rear is an attractive and good-sized enclosed garden enjoying a sunny southwest facing aspect with country views, being mainly lawned with two patio sun terraces and incorporating a summerhouse, a greenhouse and a wooden shed. There is also an additional private car park area for a further 6 vehicles, available to rent by separate negotiation. An internal inspection is essential to appreciate the size and flexibility that this most impressive property offers.

SITUATION

Britmead House is well located towards the southern end of West Bay Road, a well established and sought after residential area, just to the north of the ever-popular West Bay. With a prominent and visible self-advertising position, the property also benefits from panoramic views overlooking the Brit Valley and the surrounding countryside to West Bay and Bridport. The property is within very short walking distance of the coastal resort, which lies on the stunning World Heritage coast with its bustling and picturesque harbour, three popular beaches and a good range of amenities, including shops, cafes, restaurants and pubs. There is also easy access to open countryside.

The thriving and vibrant town of Bridport is only about 1 mile away. It boasts an excellent and comprehensive range of facilities including both National and independent shops, more cafes, restaurants and pubs, the Electric Palace cinema and theatre, the Bridport Arts Centre, a leisure centre and supermarkets including Waitrose, Morrisons, Lidl and Co-op. There is also a twice weekly market. The County town of Dorchester is around 16 miles, and Axminster is around 11 miles, both offering mainline rail services to London Waterloo. The larger city of Exeter is around 37 miles to the west with its international airport. There are also popular and excellent primary, and secondary schools locally.



INTERNAL DETAILS

The flexible and spacious accommodation can be configured to provide self-contained owner's accommodation on the ground floor (the shaded area on the floorplan), although other configurations are equally possible, dependant on individual requirements. The accommodation briefly comprises: -

Ground Floor

MAIN ENTRANCE DOOR to the side into;

RECEPTION HALL a welcoming entrance hall with original parquet wood flooring, stairs to the upper floors, understairs cupboard.

GUEST BREAKFAST ROOM a spacious room with carpeted flooring, aspect to both sides, and freestanding wooden dining tables and chairs for guests.

GUEST LOUNGE/SUNROOM a bright room with triple aspect to the sides and rear with patio doors the rear sun terrace, views over the garden and countryside beyond, wood laminate flooring, sofas and armchairs providing a comfortable seating area.

BEDROOM 8 a good sized double letting bedroom with aspect to the rear having garden and country views, built in wardrobe and an **Ensuite Shower Room**.

OWNER'S SITTING ROOM an attractive character room with bay windows to the front and further window to the side, picture rail, feature fireplace with inset wood burner shelved alcove.

OWNER'S DINING ROOM with aspect to the front, built in storage cupboards and shelving.

UTILITY/LAUNDRY ROOM with a WC and shelving.

KITCHEN with tiled flooring, part stainless steel and part wipe clean clad walls, fitted with a range of base and wall mounted kitchen units, with solid wood and stainless-steel perimeter worksurfaces, stainless steel cupboards and drawer units, twin bowl stainless steel sink unit, 5 burner gas range, cooker extraction hood and an eye level grill.

REAR LOBBY with door to side.

BEDROOM 7 a good sized double owner's/letting bedroom with dual aspect to the rear having garden and country views, built in wardrobe and an **Ensuite Bathroom**.

BEDROOM 9 a single owner's bedroom (space for bunk beds) with aspect to the front.

First Floor

BEDROOM 1 a good sized twin room with bay windows to the front, built in wardrobe and an **Ensuite Shower Room**.

BEDROOM 2 a king size double bedroom with aspect to the side and rear having garden and countryside views, built in wardrobe and an **Ensuite Shower Room**.

BEDROOM 3 a king size double bedroom with aspect to the rear having garden and countryside views, built in wardrobe and an **Ensuite Shower Room**.

BEDROOM 4 a king size double bedroom with aspect to the front, built in wardrobe and an **Ensuite Bathroom**.

SHOWER ROOM.

Second Floor

LAUNDRY STORE/AIRING CUPBOARD.

BEDROOM 5 a good sized double bedroom, formerly a family room with aspect to the front, built in wardrobe and an **Ensuite Bathroom**.

BEDROOM 6 a good sized double bedroom, formerly a family room with aspect to the rear having garden and countryside views towards the sea, built in wardrobe and an **Ensuite Bathroom**.

EXTERNAL DETAILS

To the front of the property is private **CAR PARKING** for 6+ vehicles. To the rear is a lovely **ENCLOSED REAR GARDEN**, which is a good size being south west facing and mainly laid to lawn with well stocked borders with trees, shrubs and flowerbeds. Directly to the rear of the property is a **RAISED PATIO TERRACE** with views over the garden and countryside. The garden also incorporates a **GREENHOUSE**, a **WOODEN STORAGE SHED**, a further **SUN TERRACE AREA** and a large **SUMMERHOUSE**. Further to the rear is an **ADDITIONAL PRIVATE CAR PARK AREA** with space for a further 6 vehicles which, if required, is available to lease at a rent of £3,000 per annum. Further details available upon request.

INVENTORY

The trade furnishings and equipment associated with the guest house are included in the sale, but excluding any owners' personal effects.





THE OPPORTUNITY

Britmead House offers a unique opportunity to purchase a substantial and impressive detached Edwardian property which offers flexible accommodation and income opportunities. It has been a very successful guest house offering accommodation on a bed and breakfast basis, however, since 2015 the owners have chosen to reduce trading levels due to other business interests and with their impending retirement in mind. Britmead House represents an excellent opportunity to purchase an elegant and well-appointed property which offers tremendous potential to fully operate the letting bedrooms and re-establish the trade with undoubted opportunities to operate the business on a bed and breakfast or room only basis, for which demand exists. There is also potential for change of use, and the property would make a most impressive private residence, subject to the necessary planning consents. The sale of Britmead House represents an opportunity to purchase a spacious and flexible property, in a highly desirable location and manageable businesses in such a sought-after area are always in short supply and those which provide such an enviable lifestyle

and yet still have genuine potential to develop business levels such as Britmead House, are very rare indeed. A viewing is essential to appreciate all that this versatile property has to offer and detailed historic trading information can be provided to confirm the level of trade and profits which have been achieved.

BUSINESS RATES & COUNCIL TAX

We are advised that the business rates are currently exempt as Britmead House benefits from 100% Small Business Rates Relief. Council Tax Band A.

EPC

C – 63.

SERVICES

All mains services are connected. Gas fired central heating.

VIEWING ARRANGEMENTS

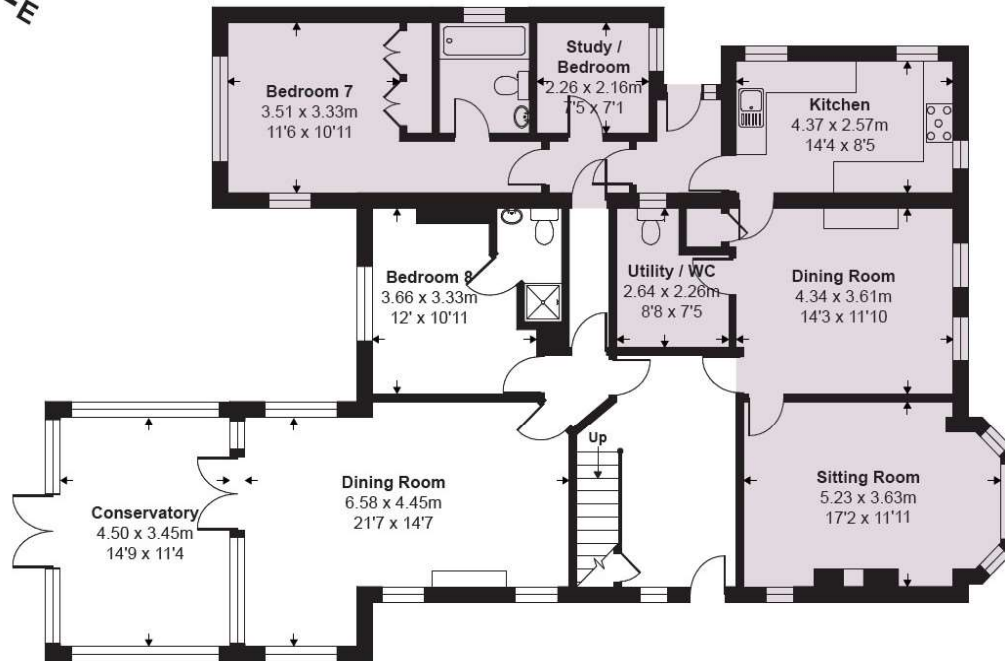
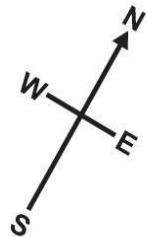
Strictly by appointment with Stonesmith – Tel: 01392 201262.



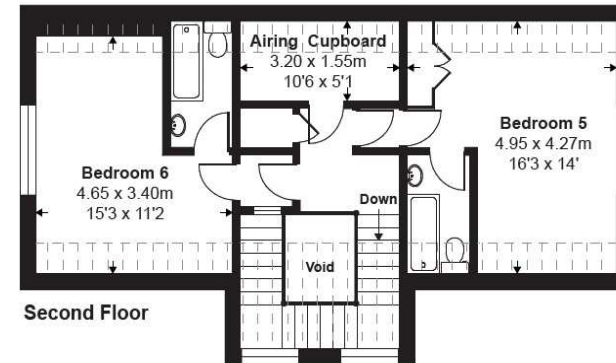


Optional Owner's Accommodation

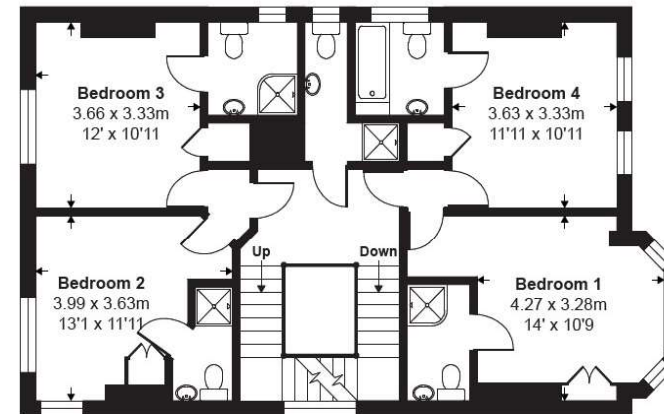
Denotes restricted head height



Ground Floor



Second Floor



First Floor

Approximate Area = 3182 sq ft / 295.6 sq m

Limited Use Area(s) = 198 sq ft / 18.3 sq m

Total = 3380 sq ft / 314 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024.



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