



For Sale as a going concern,  
**Yalbury Cottage, Lower Bockhampton, DT2 8PZ**  
One of Dorset's best fine dining/boutique hotels

Guide Price **£1,300,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



For Sale as a going concern, Yalbury Cottage is a long-established fine dining restaurant and guest house/boutique hotel.

## Yalbury Cottage

Lower Bockhampton, Dorchester, DT2 8PZ

FOR SALE £1,300,000 freehold

- A long-established fine dining and guest house business with a fantastic reputation.
- Eight good quality guest rooms with ensuites.
- 3 Bed owner's accommodation with private lounge/office.
- Characterful Grade II Listed Building.
- Going Concern.

### Accommodation

Please see floor plan.

Viewing strictly by appointment through  
Symonds & Sampson Dorchester Commercial office on 01305  
261008







### The Property

For Sale as a Going Concern, Yalbury Cottage is a long-established fine dining and guest house/boutique hotel nestled in the heart of the pretty village of Lower Bockhampton, two miles east of the County Town of Dorchester. The immediate area is an Area of Outstanding Natural Beauty and the original inspiration for the novels of Thomas Hardy who himself was born in the locality (Lower Bockhampton is called Mellstock in Under the Greenwood Tree).

The current proprietors have established an unrivalled reputation since taking the property over in 2007 and the business benefits from regular customers both local and further away. Locally sourced food, foraging and passion all combine into a very memorable visit and a yearning to return. This passion is perhaps best represented by the young staff all subsequently progressing their careers in Michelin starred restaurants throughout the world and even the odd Master Chef finalist. There is no finer accolade that Yalbury Cottage are doing things right than from the industry itself.

The original thatched cottages date back some 350 years ago and have been sympathetically modernised to form one building providing a public lounge and dining area in a characterful space with oak beams and inglenook fireplaces. There are modern kitchens in the cottage and a large more





recent extension provides the requisite contemporary guest accommodation quietly located at the rear, away from the main function space. Owners/staff accommodation is situated on the first floor of the cottage.

There is customer parking, gardens, garaging and additional storage and the site overlooks the rolling countryside to the east.

The property is sold as a going concern including chattels and stock at value but excluding personal effects. Accounting information is available on request.

#### Situation

Lower Bockhampton is situated 2 miles east of Dorchester and in walking distance of Kingston Maurward House and grounds. Thomas Hardy's birthplace cottage and gardens are close by

at Higher Bockhampton (National Trust). There is excellent walking in the vicinity (Thorncombe Woods and Puddletown Forest). The coast and decent beaches are just a 10 minute drive away at Preston and Ringstead or a little further in Weymouth with its wide range of facilities.

#### Directions

From the east simply follow the A31/A35 trunk road towards Dorchester. The Bockhamptons are signed from the main road towards the end of the dual carriageway, (sign-posted Thomas Hardy's birthplace but follow through to Lower Bockhampton). From the west follow from the town or bypass to Kingston Maurward but continue on this road for a further mile to the crossroads for Lower and Higher Bockhampton. Follow road south to Lower Bockhampton and the property is central to the village on the east side of the road,

#### Outside

Customer parking, garaging, additional storage and gardens.

**Council Tax Band:** Owners Accommodation Band A

**Business Rates:** Rateable Value £33,250

#### EPC

Listed Building therefore exempt.

JMT/17/08/2023







Owners/staff accommodation, including 3 bedrooms, bathroom, sitting room and office is situated on the first floor of the main cottage.

# Lower Bockhampton, Dorchester

Approximate Area = 5605 sq ft / 520.7 sq m

Limited Use Area(s) = 144 sq ft / 13.3 sq m

Outbuilding = 12 sq ft / 1.1 sq m

Total = 5761 sq ft / 535.1 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). © n|checon 2023. Produced for Symonds & Sampson. REF: 1004783



**Symonds & Sampson**

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