



Harriet House,, 3 Broad Oak Road, Canterbury
£1,100,000

Harriet House, 3 Broad Oak Road, Canterbury

Nestled in a sought-after location, this impressive eight bedroom detached bed and breakfast presents itself as a unique turn key investment. Boasting over 275 sq/m of living space for the owners and guests the business has been thriving since 2017 with the current owners. The immaculately presented interior features eight bedrooms and seven bathrooms, all completely refurbished to a high standard. The purchaser will have the opportunity to maintain the current set up of six letting rooms or alternatively extend the number of rooms using current public areas. The spacious and bright living areas provide a welcoming atmosphere for both guests and residents. Additionally, the property benefits from secure parking for 6-7 vehicles to the rear, ensuring convenience for both owners and visitors. Situated just a short walk from both the city centre and Canterbury West Station, this property is well-connected to local amenities and transportation links, adding to its appeal and convenience for residents and guests.

Outside, the property further impresses with its well-maintained external spaces, offering a tranquil setting amidst the bustling city surroundings. The rear garden, expertly landscaped, provides a private oasis for relaxation and outdoor enjoyment for the owners. With ample space for seating areas, dining al fresco, or simply soaking up the sun, this outdoor retreat is a rare find in the heart of the city.

The business is currently No.1 Bed & Breakfast in Canterbury on Trip Advisor and enjoys the highest rating in Canterbury on [Booking.com](https://www.booking.com). The price is inclusive of the goodwill and fixtures and fittings for the business. Accounts are available and can be shared in confidence.





Entrance Hall

Leading to

Bedroom

14' 5" x 10' 2" (4.39m x 3.10m)

Lounge

26' 7" x 12' 8" (8.10m x 3.86m)

Kitchen

24' 6" x 12' 6" (7.47m x 3.81m)

Bedroom

13' 1" x 11' 6" (3.99m x 3.51m)

Bathroom

With bath, shower, toilet and hand wash basin

Dining Room

17' 6" x 10' 11" (5.33m x 3.33m)

Conservatory

10' 1" x 10' 1" (3.07m x 3.07m)

First Floor

Leading to

Bedroom

11' 6" x 11' 2" (3.51m x 3.40m)

En-Suite

With shower, toilet and hand wash basin

Bedroom

11' 2" x 7' 3" (3.40m x 2.21m)

En-Suite

With shower, toilet and hand wash basin

Bedroom

13' 0" x 11' 2" (3.96m x 3.40m)

En-Suite

With shower, toilet and hand wash basin

Bedroom

14' 5" x 12' 2" (4.39m x 3.71m)

En-Suite

With shower, toilet and hand wash basin





TOTAL APPROX. FLOOR AREA 2735 SQ. FT. (254.1 SQ. M.)
Measurements are approximate. Not to scale. Excludes porches only.
Made with Metropia (2017)

Miles & Barr

1 The Links, Herne Bay - CT6 7GQ

01227 499 500

commercial@milesandbarr.co.uk

www.milesandbarr.co.uk/

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure