



West Hill House
West Hill, Broadwindsor, Beaminster, Dorset

West Hill House

West Hill
Broadwindsor
Beaminster

Dorset DT8 3QJ

A individual 5 bedroom property and 3 holiday cottage, with the potential income of £80,000 per annum, located in a plot totalling over 2 acres on the edge of a village set within the rolling hills of Dorset



- A unique family home
- 3 additional holiday cottages
 - 2 acre paddock
 - Edge of village location
 - Country and village views
- Accommodation totalling 6718 sq ft
- Earning potential can be up to £80,000 per annum
 - Opportunity for multi generational living
 - Council tax F

Guide Price £1,100,000

Freehold

Private Treaty

Beaminster Sales
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MAIN DWELLING AND 3 ADDITIONAL PROPERTIES

A period property in with a red brick front elevation in a Victorian style under a slate roof. Renovated and extended to create a stunning and very unique 3 storey family home. With 3 additional properties which have also been renovated and are presently used as holiday lets but could easily be included into the main house if so desired. Ideal for multi generational living. The property sits in a garden plot and adjoining a 2 acre paddock . Outbuildings include a garage with a studio above and small detached barn/store

WEST HILL HOUSE ACCOMMODATION

This unlisted period property has been lovingly renovated and improved by the present owner. Using a variety of natural materials, particularly wood and iron, they have created a family home which is both stunning and unique. Each room has its character bespoke features including flagstones, solid wood flooring, beams and exposed stonework. The accommodation within the main house is generous to say the least, extending over three floors and flowing seamlessly from one room to the next.

Moving through the entrance door, the main hall leads to the family kitchen with its flag stone floors and beams. The kitchen itself comprises of mainly free-standing units centred around a large farmhouse table. The sitting room enjoys views over the garden, with a cosy wood burner and designated reading area, a perfect place to relax. To the far end of the house off the hall is the impressive dining room with its vaulted ceiling, a versatile room which makes a real statement in design. For those practical moments theres a utility/laundry area and shower cloakroom, great if you've been out working in the paddock.

A bespoke curved staircase takes you up to the first floor where you will find three characterful double bedrooms, some with country views and a family bathroom. A second staircase takes you up to a further two bedrooms, great for family or home working.



OUTSIDE

The plots totals 2.58 acres. A shared drive, for all the properties, leads up to extensive parking and a garage to the rear. The main property sits in a garden plot with a stunning paved terrace leading off from the sitting room. There are further gardens beyond which are presently allocated to the holiday cottages. To the rear is a 2 acre paddock which is in good order and has a shelter for stock. Outbuildings include a garage with studio over and a barn/ store

THE BUSINESS

The award-winning holiday letting cottages are promoted by the current owners through a number of online platforms, including Facebook, Air BnB and Classic Cottages. This successful, profitable and established business shows consistent turnover of between £70,000 and £80,000 every year, with a high percentage of repeat customers reflecting the superb reputation that the vendors have fostered during their ownership.

Further information, photographs and videos can be found at the business website at westhillhousecottages.co.uk. Accounts are available to genuinely interested parties





HOLIDAY COTTAGE ACCOMMODATION

ORCHARD COTTAGE

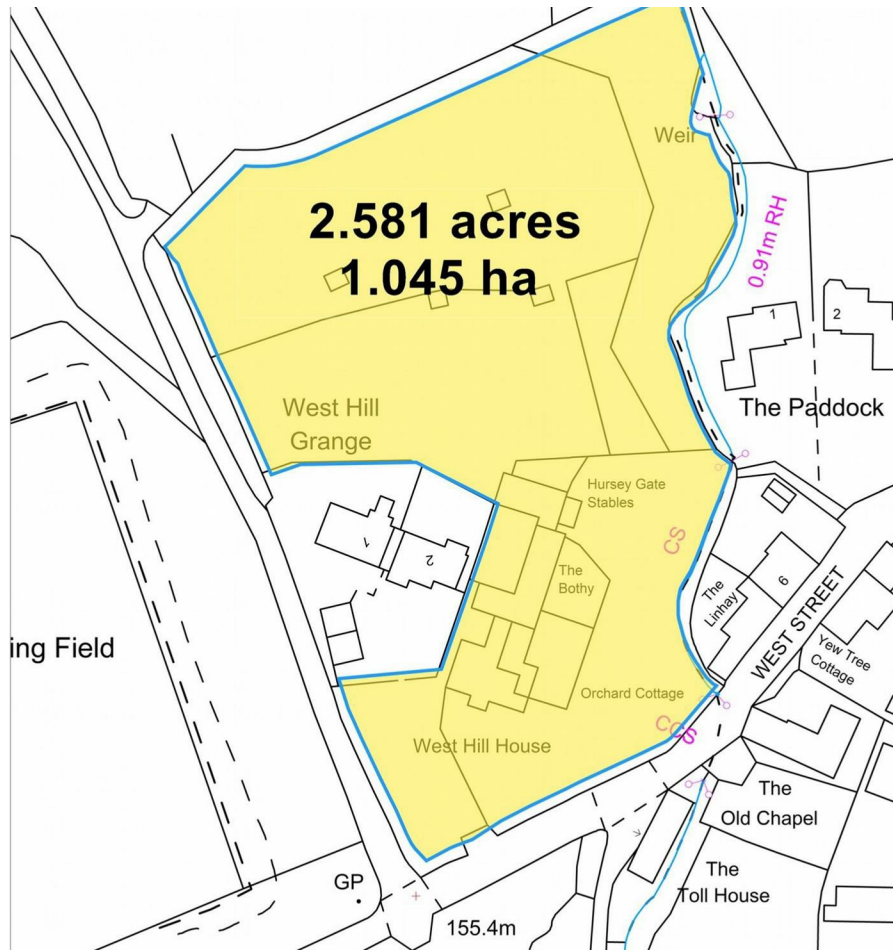
This character packed cottage could easily be incorporated into the main house as it sits essentially to the rear of the main house's dining room. The cottage itself has a great sense of space with a conservatory downstairs overlooking its own private garden. A great sitting room and kitchen with a dining area. Two double bedrooms. Sleeps up to 5 people.

THE BOTHY

This cottage was converted from an old coach house. It now comprises of a generous living dining area and a separate kitchen/breakfast room with many character features throughout. There is a very useful double downstairs bedroom with en suite. Unusually, there are two staircases leading to 2 spacious double bedrooms, also both with en suites. It benefits from impressive views over the village. Private garden. Sleeps up to 7-8

HURSEY GATE STABLES

Converted from stables to create a fabulous two double bedroom property on one level with views over the paddock from the elevated terrace, perfect for alfresco dining. This property is designed for open plan living. Here a super kitchen, with its vaulted ceiling and beams flows into the seating area. There are two double bedrooms off a feature glass and wood corridor.



SITUATION

The property sits on the very edge of the hamlet of Hursey and the village of Broadwindsor. Hursey itself is a small semi rural hamlet with a mixture of period and modern properties. Broadwindsor is a much larger village and is in very easy walking distance of the property. Amenities in Broadwindsor include a village hall with a visiting Post Office on Tuesday and Friday mornings, church, primary school, community shop, bakery and an interesting 'craft centre' which has a variety of local studios, hairdressers, nail bar and a superb restaurant. The surrounding area around Hursey is packed with stunning country walks including Lewesdon Hill. Broadwindsor offers excellent road links to towns and coast. The nearest town of Beaminster offers many facilities. Slightly further afield is Bridport and the Jurassic Coast with West Bay and Lyme Regis

SERVICES

Mains water and drainage. Oil fired central heating.

Broadband Standard and Superfast are available
 Mobile coverage - 02 and Vodafone have both indoor and outdoor coverage. Limited or no coverage with other suppliers
[Ofcom.org.uk](https://www.ofcom.gov.uk)

LOCAL AUTHORITY

Dorset Council <https://www.dorsetcouncil.gov.uk>
 Council Tax band F

Current rateable value (3 September 2023 to present) £6,800

PROPERTY INFORMATION

Planning
 We are not aware of any planning application within this postcode which will effect the property.
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning>

As is often the case the title register may contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss prior to booking a viewing

DIRECTIONS

What3words///gurgled.calendars-surfaces

West Hill House, Broadwindsor

Approximate Gross Internal Area
 West Hill House = 2663 sq ft / 247.4 sq m
 Orchard Cottage = 1261 sq ft / 117.2 sq m
 The Bothy = 1447 sq ft / 134.4 sq m
 Garage = 610 sq ft / 56.7 sq m
 Hursey Gate Stables = 737 sq ft / 68.5 sq m
 Total = 6718 sq ft / 624.2 sq m

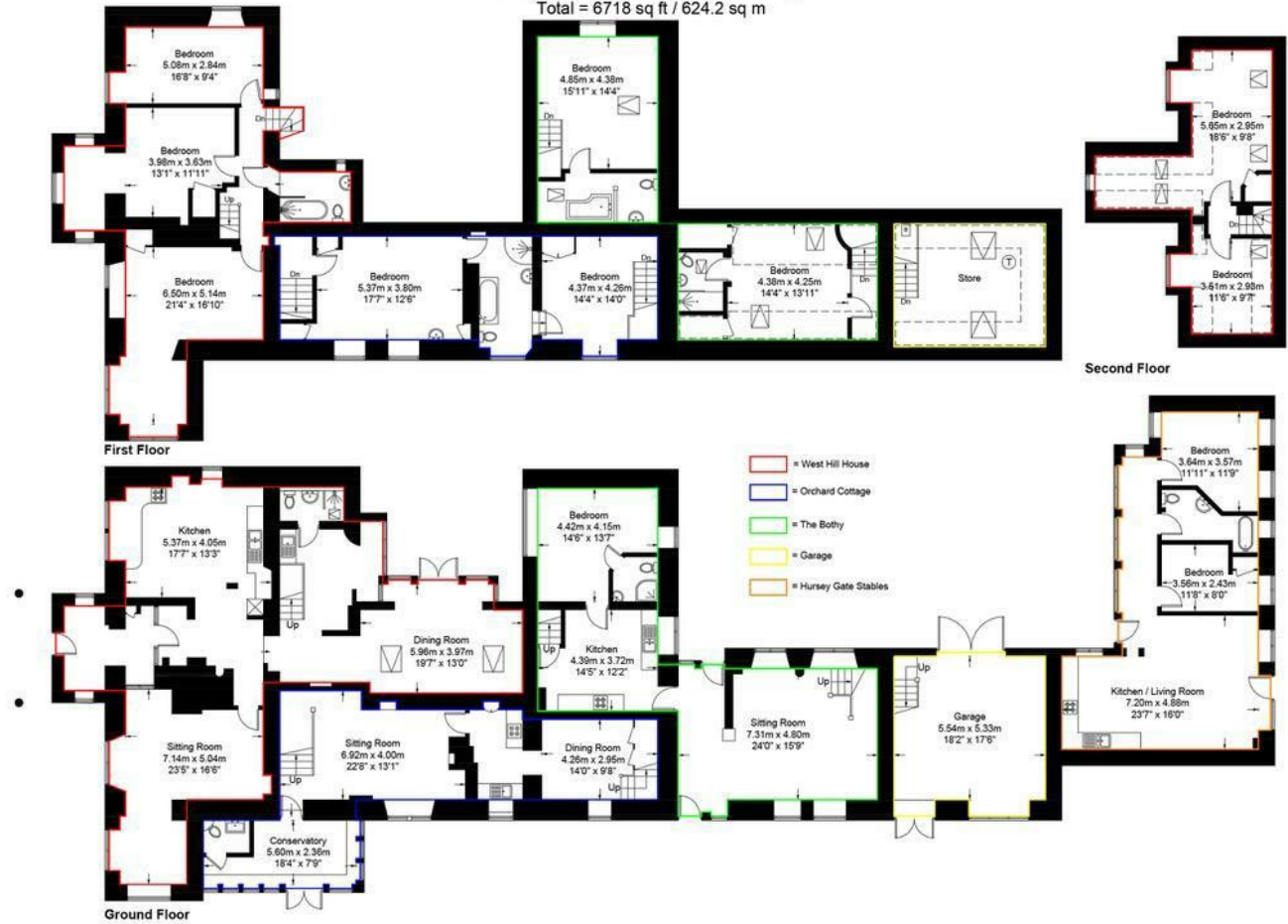
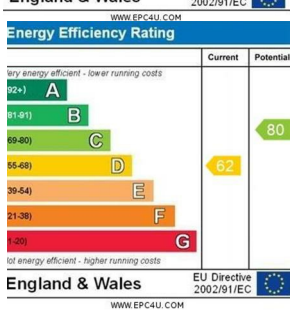
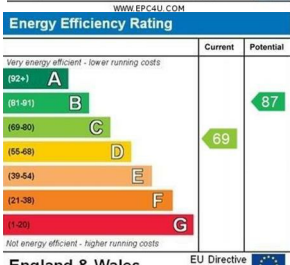
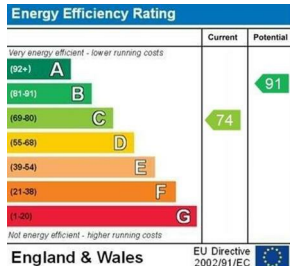
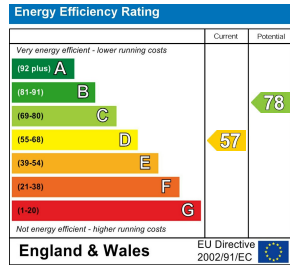


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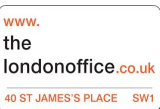
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