

Symonds
& Sampson

Hensleigh House

Lower Sea Lane, Charmouth, Bridport, Dorset



Hensleigh House

Lower Sea Lane
Charmouth
Bridport
Dorset DT6 6LW

This is a rare opportunity to acquire the freehold interest of a successful, established and trading Bed & Breakfast business in the heart of the Jurassic Coast.

- Superb location
- Profitable business
- Opportunities to grow the turnover
- Beautifully refurbished property

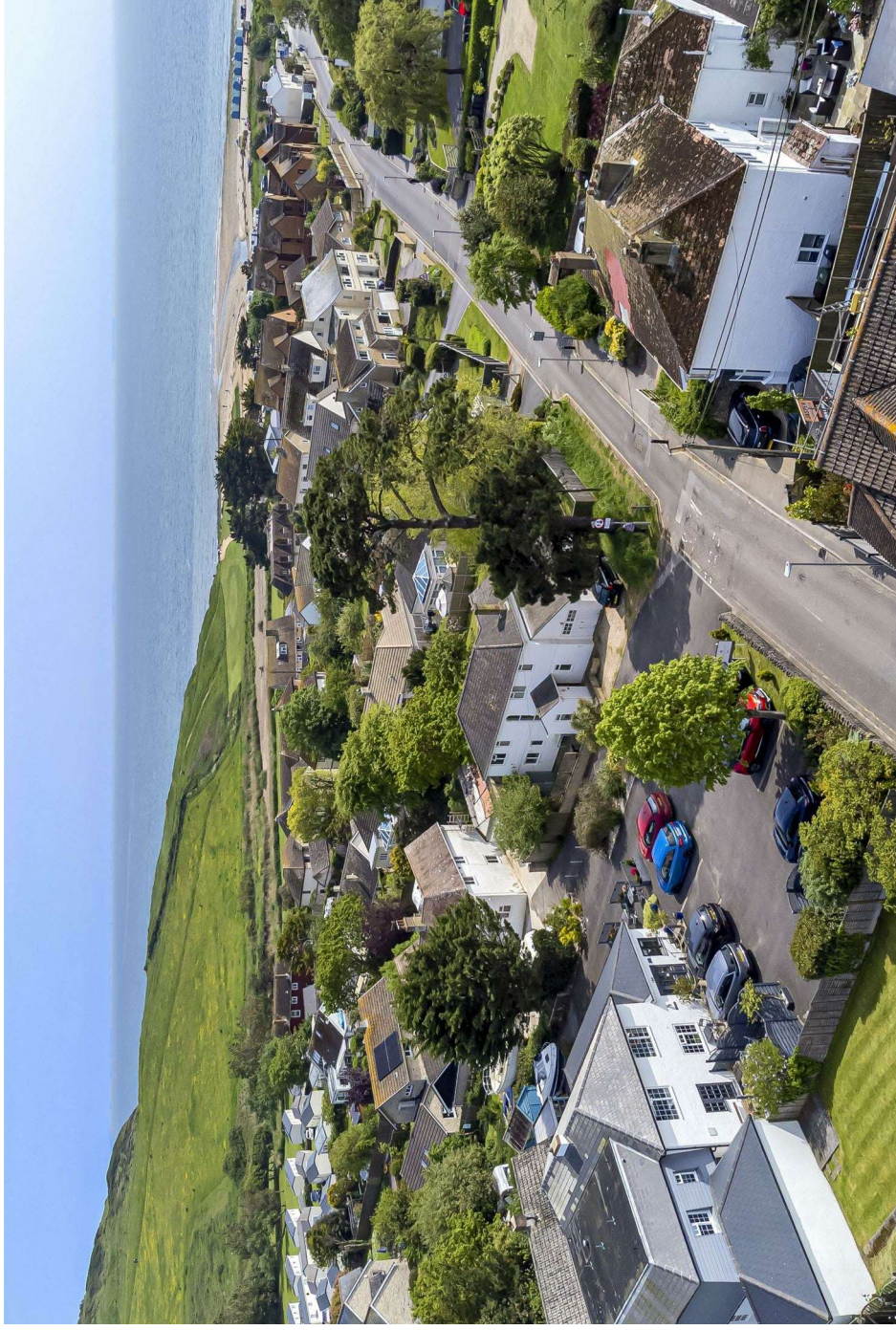
Offers Over **£1,000,000**

Freehold

Private Treaty Sale

Dorchester Commercial
01305 261008 ext 3

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THE BUSINESS

This well-established Bed & Breakfast business was purchased by the current owners around 5 years ago. The vendors have undertaken extensive refurbishment works throughout the property to give the property a luxury, clean, modern boutique ambiance which oozes quality. Following the refurbishment, the turnover of the business has grown to around £200,000 per annum, with repeat customers and owners with a reputation for excellence driving the business growth.

Superb kitchen facilities and a fully licenced dining room for up to 20 covers is largely unutilised during the evenings and with low staffing costs and a stunning location near to excellent road and rail links, there are a number of ways new owners will be able to add even further value to this wonderful business.

The sale of the business includes the freehold interest in a tastefully refurbished detached property, a stone's throw away from the stunning Dorset seaside.

RV: £10,750

OWNER'S ACCOMMODATION

Separate front door from a private garden area to the lobby, leading to the comfortable owner's accommodation suite, which includes a modern fitted kitchen, large living room with double doors to the rear patio, an office area, a ground floor w.c., the master bedroom suite (with en-suite shower room) and a second bedroom with another en-suite shower room.

MAIN KITCHEN

A spacious, 5-star rated, fully fitted modern kitchen for exclusive use by the Bed & Breakfast business.

GUEST AREAS

The guest areas include an honesty bar, a large dining room for 20 covers, guest w.c. facilities and a comfortable guest lounge.



LAUNDRY ROOM

A separate laundry room with modern washing and drying appliances and facilities.

GUEST ROOM 1 (DOUBLE)

A double guest bedroom with en-suite shower room.

GUEST ROOM 2 (TWIN)

A twin letting bedroom with en-suite shower facilities at first floor level.

GUEST ROOM 3 (DOUBLE)

A first floor double guest bedroom with en-suite shower room.

GUEST ROOM 4 (DOUBLE)

A first floor double guest bedroom with en-suite shower room.

GUEST ROOM 5 (TWIN)

The only ground floor guest bedroom, which is a twin, with level disability access and an en-suite shower room.

FAMILY SUITE 6 (DOUBLE & TWIN)

One of the two beautiful family suites at the property, with a large double bedroom, a twin room and en-suite shower facilities.

FAMILY SUITE 7 (DOUBLE & TWIN)

A second, larger family suite providing comfortable accommodation including a large double bedroom, a twin room and en-suite shower room.

GUEST BEDROOM 8 (SINGLE)

The only single guest bedroom at the property, at first floor level with en suite shower facilities.

OUTSIDE

The outside of the property has been set up to ensure simplicity and ease of maintenance. There is an asphalt surfaced car park with direct access onto the public highway, with a planted island and mature shrubbery. There is a separate private owner's front garden and to the rear is a paved patio area serving the owner's accommodation.

The property also has an external storage building for maintenance supplies, tools and equipment.

There is a shared accessway within the ownership of Hensleigh House which provides access to a separately owned bungalow to the rear.

SITUATION

Charmouth is a popular coastal village offering good amenities with two pubs, a church, a good selection of shops, playing fields and tennis courts. The village also has a

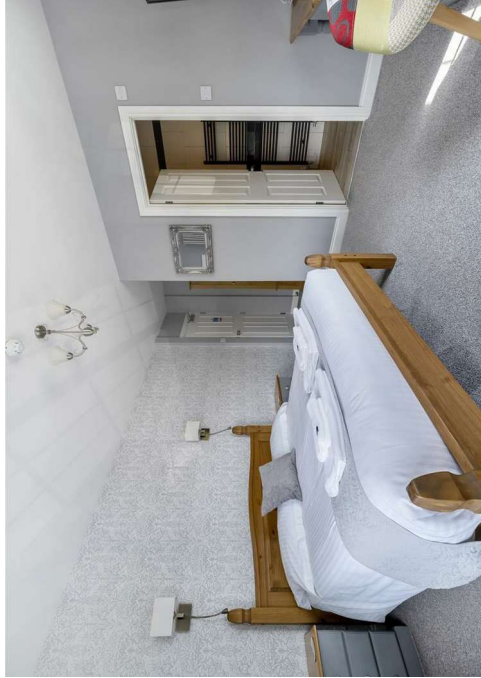
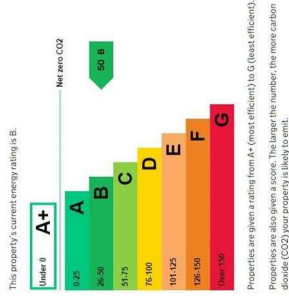
primary school and access to good secondary schools, Woodroffe (in Lyme Regis) and Colyton Grammar are both nearby. The famous Jurassic Coast is a World Heritage Site and the surrounds are designated an Area of Outstanding Natural Beauty (AONB).

Lyme Regis and Bridport are within easy reach, offering further shopping, leisure and cultural amenities. Opportunities for leisure activities including riding, cycling, golf and walking are plentiful, and there are very good local facilities including golf courses at Bridport and Lyme Regis, the superb South West Coastal path and the nearby National Trust open access area of Stonebarrow. Commuting and road links are good with road links along the A35 and a mainline stations at Axminster.

DIRECTIONS

What3words:///clever.timer.office

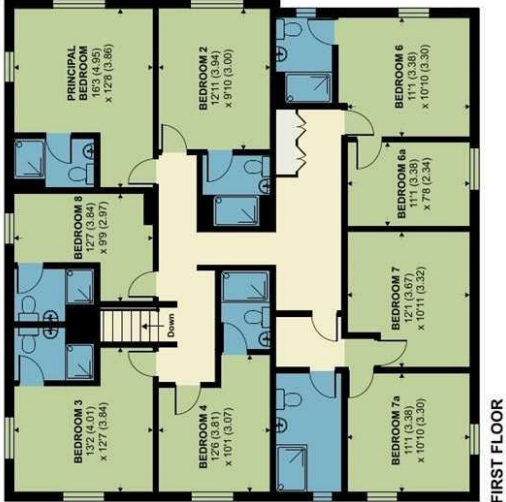
Energy efficiency rating for this property



Lower Sea Lane, Charmouth, Bridport

Approximate Area = 4501 sq ft / 418.1 sq m
Outbuilding = 100 sq ft / 9.3 sq m
Total = 4601 sq ft / 427.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPIS2 Residential). © nchecom 2023. Produced for Symonds & Sampson. REF: 984434



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