



Hensleigh House







# Hensleigh House Lower Sea Lane

Charmouth, Bridport, , DT6 6LW

500 metres to the beach!

A beautifully presented and maintained guesthouse in the charming seaside town of Charmouth offering a great lifestyle and business opportunity.

- Superb coastal location
- 8 ensuite letting bedrooms
- Ample parking in private carpark
- £200,000 turnover with potential for growth
- Successful business
- Private owner accommodation
- 5 minutes walk to the sea
- Freehold EPC B Business rates apply

Guide Price £1,300,000

## Stags Bridport

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@StagsProperty

## SITUATION

Charmouth is a very popular coastal village offering above average amenities including a good range of shops, two pubs, a church, playing fields and tennis courts. The village also has a very popular primary school and the secondary schools, Woodroffe School in Lyme Regis and Colyton Grammar (accessible by school bus) are both nearby. The stunning Jurassic Coast is a designated World Heritage Site and the whole locality is within an Area of Outstanding Natural Beauty (AONB). Lyme Regis and Bridport are also within easy reach offering unique shopping, leisure and cultural experiences. Walking opportunities are abundant including the wonderful South West Coastal path and the nearby NT open access area of Stonebarrow.

## DESCRIPTION

A superb and rare opportunity to purchase a thriving bed and breakfast business just a few minutes walk of the beach at Charmouth. Having been carefully and extensively refurbished by the current owners five years ago, the property now offers immaculate accommodation throughout with 8 ensuite letting bedrooms decorated to the highest standard as well as private owner accommodation on site. Proving popular with families and couples wanting to escape to the coast, there is ample opportunity for income growth in excess of the current turnover of £200,000. The sale of the business includes the freehold interest and future bookings which are ongoing. Worthy of note is the years of care and attention which have been poured into this property to create a modern and comfortable setting for guests in a highly sought after Jurassic Coast location. It is difficult to find properties of this nature which require no refurbishment with an active, established trading business.





## ACCOMMODATION

There are eight letting bedrooms, all ensuite and immaculately presented with up to date bathrooms and decoration. A state of the art 5 star rated commercial kitchen has all the necessary cooking equipment to produce meals for the 20 covers in the dining room, which is conveniently positioned next door. The current owners serve breakfast only, and there is potential to increase turnover by offering lunch and dinner. The restaurant is fully licensed to serve alcohol already. A comfortable and spacious guest area has an honesty bar and comfortable seating areas for guests to enjoy in the guest lounge with a WC. There is a useful laundry room on the ground floor for washing and drying.

The private owners accommodation is thoughtfully separated from the guest areas with it's own front door and entrance and garden. A beautifully designed kitchen dining room overlooks the gardens in complete privacy, whilst the large sitting room enjoys double doors to the rear patio. The two double bedrooms both have ensuite bathrooms and are decorated to the highest standard. There is a separate WC and office space as well as a useful store.

Outside is a large car park with ample spaces for guests and owners to park.

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.

## SERVICES

Broadband - Standard up to 14Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE – limited voice and data services, Vodafone – limited voice service and no data service, Three and O2 voice and data services inside. EE, Three, O2 and Vodafone likely for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

EPC B rated

Gas fired central heating, mains drainage and water. Standard brick and cavity construction under a tiled roof. New boiler as of May 2023.

## DIRECTIONS

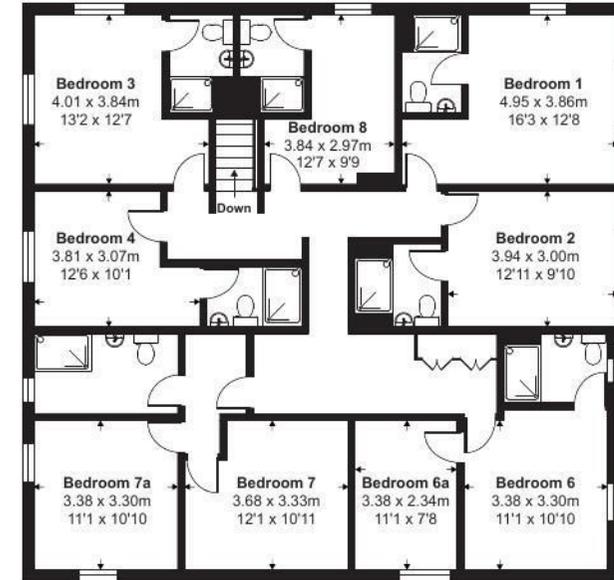
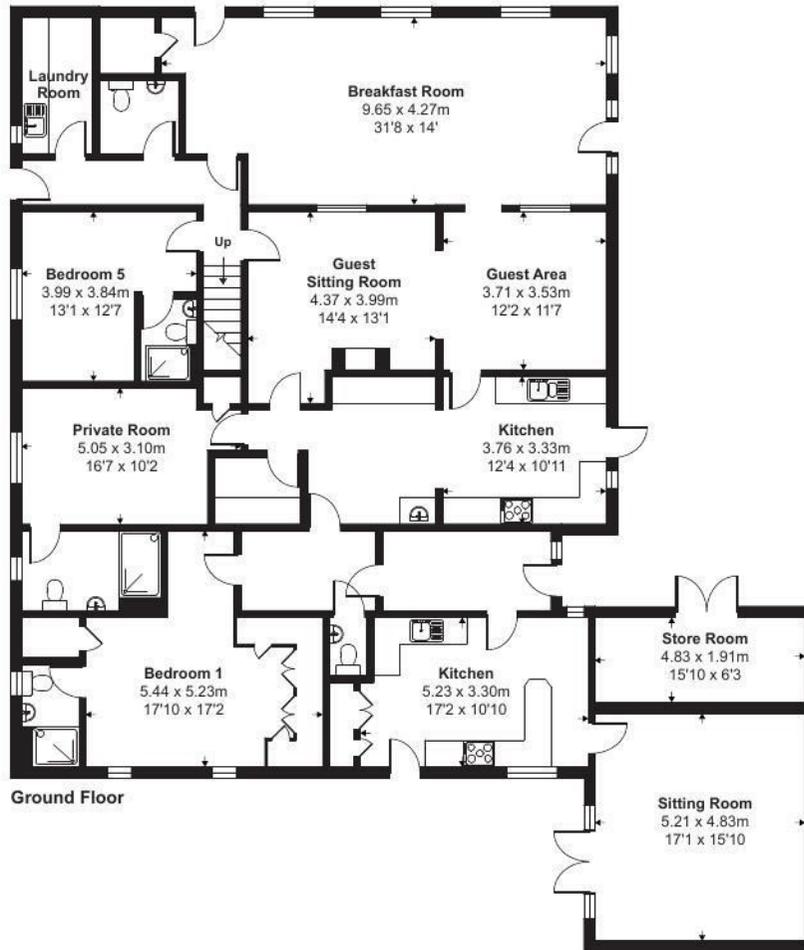
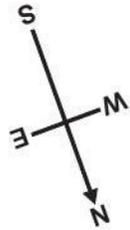
The property will be found near the bottom end of Lower Sea Lane on the left hand side.

## VIEWINGS

Please arrange and accompanied viewing via Stags Bridport. It may not be possible to view all bedrooms depending on guest occupation at the time.

Approximate Area = 4501 sq ft / 418.1 sq m  
 Store Room = 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 (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1138068



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



