



Apple Cottage, Berehayes Farm,



Apple Cottage,

Whitchurch Canonorum, Bridport, DT6 6RQ

Bridport 5.5 miles. Charmouth 3 miles. Lyme Regis 6 miles.

A lovely single storey cottage in a pretty and peaceful village setting, only a few miles from the Jurassic Coast.

- Highly profitable cottage let and/or comfortable second home
- Friendly village pub
- Can be furnished (additional cost) or unfurnished
- Peaceful, relaxing sanctuary in AONB
- Council Tax TBC
- Designated parking space plus shared visitors' spaces
- Council approved for holiday letting
- One bedroom, one bathroom
- Several other cottages available at Berehayes
- Freehold

Guide Price £150,000

THE PROPERTY

Berehayes Holiday Cottages are in Whitchurch Canonorum, a rural farming village close to the Jurassic Coast and has been run as a very successful holiday let business since 1985. The cottages are now all being sold off separately. This is a rare opportunity to own one as your own second home/holiday let (there is no restriction on the length of stay but you must have a residential home elsewhere).

The eight barn conversions are set around an enclosed courtyard which was once a farmyard. Having been designed as holiday accommodation with open plan living areas, the decor of the cottages with country style handmade wooden kitchens, tie in with this part of the West Country. All are well maintained and double glazed throughout.

Apple Cottage is a lovely single storey, converted stone barn with its own private south facing courtyard. It has a high vaulted beamed ceiling in the living area with a well equipped kitchen, double bedroom and ensuite bathroom with shower over.



OUTSIDE

Designated owned car park space and shared visitor spaces.

There is a delightful open plan inner courtyard for the barn conversions, each cottage will have its own allocated area with table and chairs. Apple Cottage also has the additional benefit of its own private peaceful south facing patio.

LETTING REVENUE HISTORY

April to September 2022 (6 months) - £19,032 (Gross), April to October 2023 (7 months) - £18,025 (Gross)

SITUATION

Berehayes occupies a delightful location within a Conservation Area in the peaceful and pretty village of Whitchurch Canonorum, which lies on the south side of the Marshwood Vale. It has a thriving community and facilities include a church, public house and a village hall. The surrounding countryside is most beautiful and within an Area of Outstanding Natural Beauty (AONB). The stunning World Heritage coast and National Trust Golden Cap Estate are both within only a few miles.

The thriving market town of Bridport, delightful coastal village of Charmouth and the historical coastal town of Lyme Regis are all within easy reach.

ACCESS TO BEREHAYES SPA

The pool complex has an indoor heated pool, Jacuzzi/hot tub and sauna and is mainly open during summer holidays. new cottage owners (and their paying guests) will be able to book these. This will be maintained by the current owners who will be retaining 2 of the cottages for ongoing holiday lettings.

SERVICES

Mains electricity and water. Shared private modern sewage treatment plant. Electric heating.

SERVICE CHARGE

Annual service/maintenance charge, to include management costs, maintenance of the sewage treatment plant and communal areas, lighting, and water, will be between £575.00 and £850.00 pa depending on cottage size.

DIRECTIONS

From Bridport join the A35 west to Morecombelake. Turn right just past Art Wave Gallery, signposted Whitchurch Canonorum. On entering Whitchurch Canonorum turn right at the crossroads and Berehayes will be found after about one-fifth of a mile, on the right.



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.

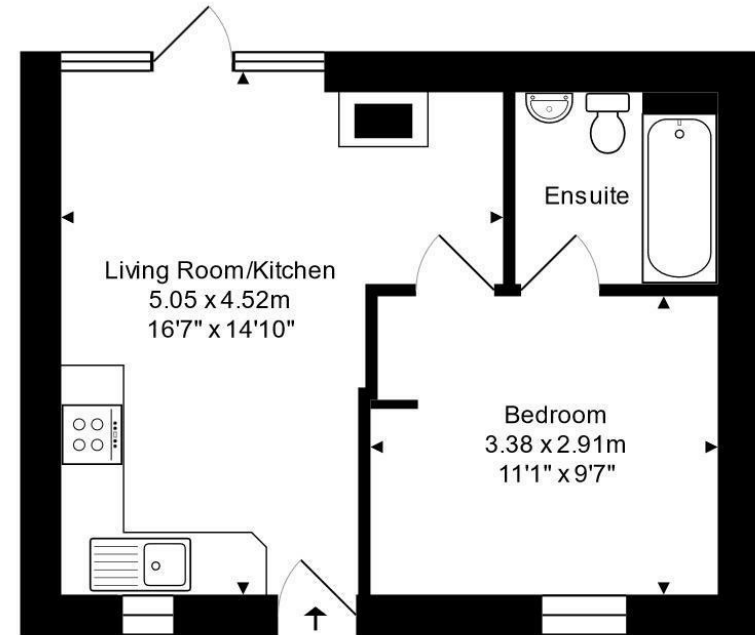


Energy Efficiency Rating		
Very energy efficient - lower running costs		Potential
(92 plus)	A	42
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		Current
		100
England & Wales		EU Directive 2002/91/EC

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Apple Cottage

Area: 31.8 m² ... 343 ft²



Not to scale. Measurements are
approximate and for guidance only.



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