



Smugglers Cottage,



**STAGS**



# Smugglers Cottage,

Berehayes, Whitchurch Canonorum, DT6 6RQ

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

A cosy single storey converted stone barn 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 Band 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 £140,000

## 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.

Smugglers Cottage is a cosy single storey converted stone barn, the open plan living room /kitchen has a high vaulted beamed ceiling and well equipped kitchen, there is a double bedroom and ensuite bathroom.





## OUTSIDE

Designated 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 area with table and chairs.

## LETTING REVENUE HISTORY

April to September 2022 (6 months) - £19,499 (Gross), April to October 2023 (7 months) - £16,635 (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. It 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 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.

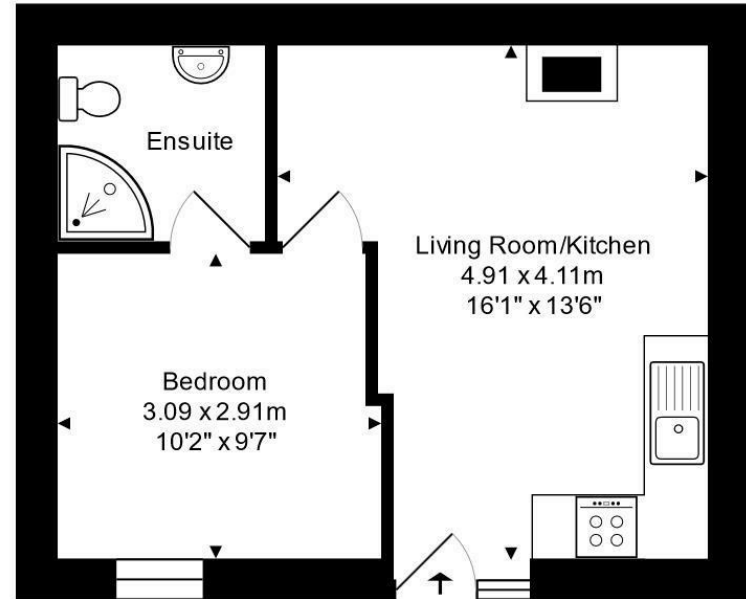
## DIRECTIONS

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.



### Smugglers Cottage



Area: 30.7 m<sup>2</sup> ... 331 ft<sup>2</sup>

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

32 South Street, Bridport,  
Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	100
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	45
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London