



Barley Store,



**STAGS**



# Barley Store,

Berehayes, Whitchurch Canonorum, DT6 6RQ

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

A charming 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
- 3 bedrooms, one and half bathrooms
- Several other cottages available at Berehayes
- Freehold.

Guide Price £205,000

## 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.

Barley Store is a charming, thatched, two-storey converted stone barn with a well equipped kitchen. It has a beamed living area and a dining area. There is a bedroom with double bed and en-suite toilet downstairs with ample storage. Upstairs there are two further bedrooms and a family bathroom with bath and shower over.

## 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. Barley Store will also have the additional benefit of its own open plan rear garden 20'X16' (6m x 5m), and a door can be installed to access it (planning permission has been granted). The outside table and chairs can be moved from the courtyard to the garden (which can be fenced) after completion.

**LETTING REVENUE HISTORY**

April to September 2022 (6months) - £36,420 (Gross)  
April to October 2023 (7 months) - £30,766 (Gross)

**SITUATION**

Berehayes occupies a delightful location within a Conservation Area in the peaceful and pretty village of Whitchurch Canonicorum, 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. 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 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.

**ADDITIONAL AGENTS NOTES**

A recent Thatch Report shows that it was replaced 8 years ago using water reed which can last up to 40 years. Full report available on request.

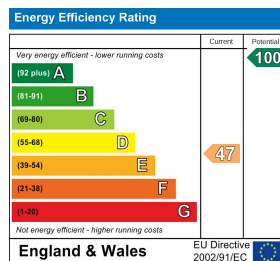
**DIRECTIONS**

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





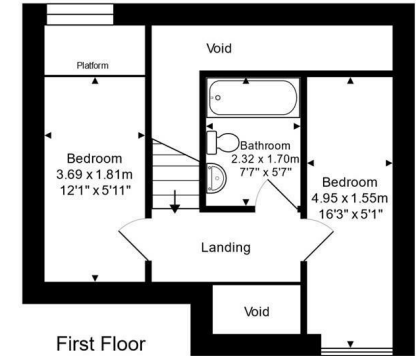
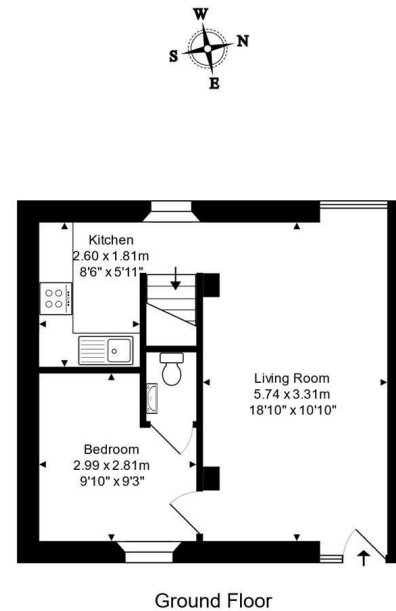
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Total Area: 60.6 m<sup>2</sup> ... 652 ft<sup>2</sup> (excluding void)

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



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