



Fairwater Head







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Hawkchurch, Axminster, Devon, EX13 5TX

Lyme Regis 7 miles. Axminster 4.5 miles. Bridport 13 miles.

A substantial detached country house operating as a very successful holiday business with letting bedrooms and two holiday cottages in a delightful, peaceful country setting

- Spacious former country house
- 12 Letting bedrooms, all en-suite
- 3 Bedroom apartment
- Private gardens and grounds with views
- Freehold
- Successful holiday letting business
- 2 Holiday letting / long term letting cottages
- Redevelopment potential
- In all about 1.4 acres
- Business Rates and Council Tax Band B. EPC Awaited

Guide Price £1,500,000

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THE PROPERTY

Fairwater Head is a substantial, detached, former country house operating as a very successful holiday letting business with letting bedrooms and two holiday cottages, occupying a delightful country setting with lovely views on the edge of Hawkchurch village. The original house was built in 1900 and named Fairwater Head, the gathering ground for the Fairwater stream. In 1972 it was opened as a hotel and the east wing extension was added to provide additional letting bedrooms. In the 1980s, and a change of ownership, the garden wing was then added to further expand the hotel.

Under the current ownership since 2020, the hotel was closed and a new holiday letting business was developed. There has been a significant investment on upgrading the letting rooms and the conversion of the garden wing into two holiday cottages.

The main house has many character features, typical of its period, including high ceilings, herringbone wood block flooring, panelled doors, fireplaces, fine staircase, part sash windows and ornate cornices.

Briefly, the accommodation extends to:

MAIN HOUSE

Ground floor – Entrance lobby with reception hall, reception, breakfast room, open plan living room/dining room/kitchen, former bar, inner hall, understairs cupboard, former kitchen, gents and ladies' cloakrooms, store, stockroom, office, three further storerooms, boiler room and additional storeroom.

First floor – Main landing with rooflight, four letting bedrooms all with en-suite bathrooms, self-contained first floor apartment - landing, utility, living room with dressing room, sewing room, bedroom with en-suite bathroom, two further bedrooms, bath/shower room.

EAST WING

Ground floor – Hall, preparation room, four letting bedrooms all with en-suite bathrooms.

First floor – Landing, laundry store, four letting bedrooms all with en-suite bathrooms.

GARDEN COTTAGE

Garden Cottage 1 – Self-contained ground floor cottage – Large open plan living/dining room/kitchen, utility, three bedrooms all with en-suite bathrooms.

Garden Cottage 2 – Self-contained on ground and first floor.

Ground floor – Reception hall, inner hall, bedroom, shower room, large open plan living/dining room/kitchen.

First floor – Landing, bedroom with potential balcony, further bedroom, bathroom.





OUTSIDE

There are extensive gardens and grounds which back onto open countryside, enjoying wonderful long range views.

Main entrance driveway leading to car parking and there is also a secondary tradesman rear entrance.

Two garages.

Lovely private gardens and grounds with large expanses of lawn, flower and shrub borders, mature trees, terracing and timber decking taking advantage of the lovely views.

Garden Cottage 1 and 2 have their own paved terraces.

THE BUSINESS

A very successful holiday letting business is being operated, available direct and holiday letting portals such as Airbnb and Bookings.com. Excellent revenue is being generated with the business available as a going concern with the contents available subject to separate negotiation.

SITUATION

Fairwater Head enjoys a lovely peaceful country setting on the Devon/Dorset border and on the edge of Hawkchurch village. It is an ideal holiday destination, being within easy driving distance on a whole range of attractions including the Jurassic Coast, Lyme Regis, Charmouth, Bridport, Axminster, Seaton, Forde Abbey, Exmouth and the city of Exeter.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

Broadband - Standard up to 29Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and 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).

DIRECTIONS

From the A35 at the Hunters Lodge (just to the east of Axminster) join the Crewkerne road, signed Crewkerne. Continue on the road for approximately 2.2 miles then turn left, signed Hawkchurch/Fairwater Head Hotel. After about 0.7 mile turn left, again signed Fairwater Head Hotel and after only 0.1 mile the main entrance drive is seen on the right.



For identification only - Not to scale



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		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		

England & Wales

EU Directive
2002/91/EC





