



Britmead House



# Britmead House

154 West Bay Road, Bridport, Dorset DT6 4EG

Jurassic Coast/West Bay 0.5 miles. Bridport Town Centre 1 mile.

An elegant and well appointed detached house/former guest house with lovely country and coastal views close to West Bay.

- Substantial Edwardian house
- 8 En-suite bedrooms, 4 Reception rooms
- Country and coastal views
- Close to West Bay and beaches
- Non - Domestic Building EPC - C
- Former long-established and successful guest house business
- Owner's /self contained accommodation
- West facing garden
- In all about 1/5 acre
- Freehold. Currently Business Rates/100%/relief (rateable value £10,750)

Guide Price £895,000

## THE PROPERTY

Britmead House is an elegant and well appointed Edwardian detached house with brick faced elevations, understood to date back to circa 1910 with later additions. The property was purchased by the present owners in 1998 and over the years a comprehensive programme of refurbishment and upgrading has been carried out, together with ongoing maintenance.

The house has eight well appointed individually decorated bedrooms, all with en-suite facilities together with a spacious southwest facing guest dining room and conservatory which overlooks the attractive gardens with distant country views. There is also spacious optional owner's/self contained accommodation.

## THE ACCOMMODATION

See floorplan (owner's/self contained accommodation shaded)

## THE BUSINESS

Britmead House has been a very successfully run guest house offering bed and breakfast accommodation. Since 2015 the owners chose to reduce trading due to other business interests. The comprehensive fixtures and fittings associated with the guest house are included in the sale. There is excellent opportunity to fully operate the business again. Alternatively, the house would make a fine private residence, subject to any necessary planning consents.



## TRADING PERFORMANCE

Historically trading performance has been very impressive over the years with consistent levels of trade and excellent profitability. More information is available to interested buyers.

## OUTSIDE

To the front of the property there are parking facilities for some 8 cars.

The rear garden is good sized, enjoying a sunny west facing aspect. Immediately adjoining is a raised paved terrace and beyond is a large expanse of lawn together with well stocked flower and shrub beds plus large summerhouse.

## SITUATION

Britmead House is very well located towards the southern end of West Bay Road, a well established and sought after residential road, just to the north of West Bay. It overlooks the Brit Valley with panoramic views over the surrounding countryside to West Bay and Bridport. The property is within a very short walking distance of the coastal resort, which lies on the beautiful World Heritage coast and features a picturesque harbour, bathing beaches and a good range of amenities, including an 18-hole golf course. There is also easy access to open countryside and a permit is also available for access over the Melplash Showground.

The thriving historic town of Bridport is only about 1 mile away. It boasts comprehensive shopping, business and leisure facilities together with a twice weekly market. Morrisons superstore and Bridport Leisure Centre are within about ½ mile. There are excellent, popular, primary and secondary schools. The larger centres of Dorchester and Weymouth are both within about 20-30 minutes' driving distance, with mainline rail services to London Waterloo.

## SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 13Mbps and Superfast up to 55Mbps.

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).

## VIEWINGS

Strictly by appointment with Stags Bridport.

## DIRECTIONS

From our Bridport office proceed down South Street and straight through the traffic lights to the roundabout. Take the 3rd exit into West Bay Road and continue for about a mile. Britmead House will be seen on the right.

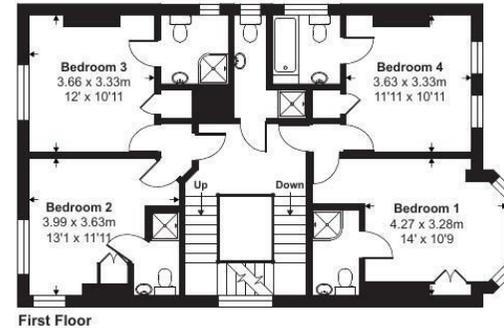
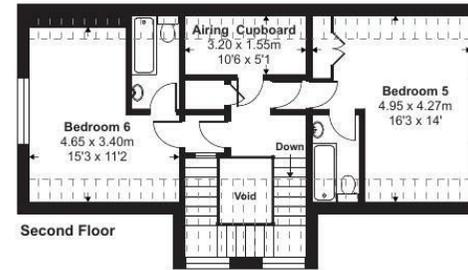
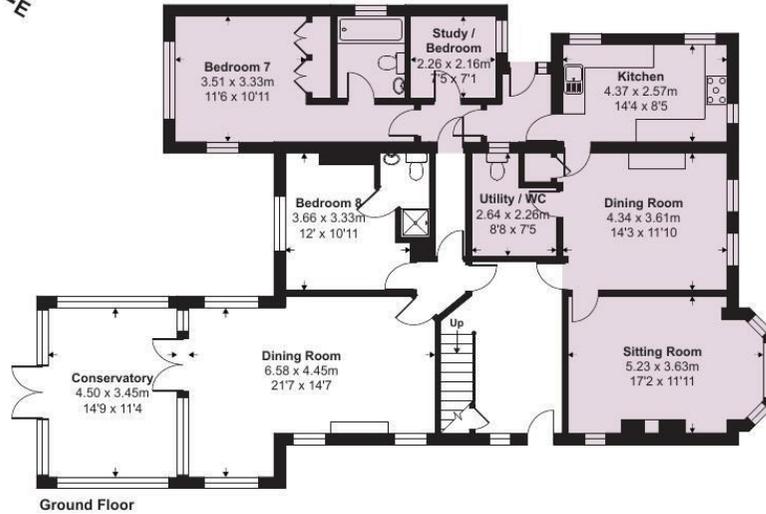
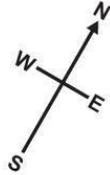


Optional Owner's Accommodation

Denotes restricted head height

Approximate Area = 3182 sq ft / 295.6 sq m  
Limited Use Area(s) = 198 sq ft / 18.3 sq m  
Total = 3380 sq ft / 314 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: 1112577

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.



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