

*Generously Proportioned 7 Bedroom B & B
& Self-Contained Owners Flat with Private
Dining Potential Providing an Ideal Touring
Base for the Isle of Purbeck & Jurassic Coast*



EAST STOKE
DORSET

goadsby

LOCATION

Wareham Town Centre approx. 2½ miles. Wool Mainline Railway Station approx. 2½ miles. Bovington Tank Museum/ Monkey World approx. 3 miles. Corfe Castle within 6½ miles. Lulworth Cove just over 7 miles. Dorchester Town Centre approx. 13½ miles. Weymouth approx. 15 miles.

FEATURES

Former Victorian rectory dating to 1874. Ideally located to access the Jurassic Coast. Home & Income suiting boutique accommodation. AA rosette for fine dining formerly held. Passing trade. Ongoing refurbishment programme. Open country views front and rear. Overhauled roof (completed 2019). Card lock door entry. UPVC double glazing throughout. Central heating with 2 new boilers. Guest use WiFi. Highly rated on review websites. Suit residential conversion/ occupation.

SUMMARY OF ACCOMMODATION

Ground Floor

RECEPTION HALL

CUSTOMER CLOAKROOM

With low flush WC and wash hand basin.

NB The Cloakroom would convert to an en-suite shower room for Bedroom 7.

LOUNGE

Comfortably seating 8 persons, wall lighting and roof light. Opening into:

CONSERVATORY

With pool table, table football and French doors onto patio.

BREAKFAST/DINING ROOM

Comfortably seating 12 covers with wall lighting and in and out service to the Kitchen.

KITCHEN

Newly fitted with range of wall and base units, roll edge work surfaces over, 7 burner gas double oven, extractor hood over, double bowl Belfast sink, integrated dishwasher, double door upright fridge freezer, microwave, laminate flooring. Door to rear garden.

SHOWER ROOM (Private to Bedroom 7).

SERVICE AREA/STORE ROOM

LAUNDRY ROOM

With plumbing for washing machine and 2 new gas fired boilers.

3 LETTING BEDROOMS

2 Superior Super King Double/Twin, 1 Super King Double (2 en-suite).

First Floor

4 LETTING BEDROOMS

4 Superior Super King Double/Twin (all en-suite).

Second Floor

OWNER'S/MANAGER'S FLAT

Lounge/Dining Room. Kitchen. Bathroom. Bedroom 1 DOUBLE with en-suite shower room. Bedroom 2 SMALL DOUBLE. Bedroom 3 SINGLE.

Outside

The property stands on a mature plot arranged to provide gravelled car parking for approximately 10 vehicles to the side whilst double gates lead to an enclosed rear garden laid to lawn with brick built barbecue area and two paved patios.

LICENCES/PERMISSIONS

A (Full On) Premises Licence has previously been held. Planning consent (now lapsed) has been granted to convert the building into 2 semi detached houses, and for an extension to the rear

of the property to create 3 additional letting rooms or further private accommodation.

TRADING & BUSINESS

Kemps currently trades on a very limited basis with a mix of Airbnb and B & B guests. However, it has previously traded very successfully as a boutique hotel with non resident dining.

RATEABLE VALUE

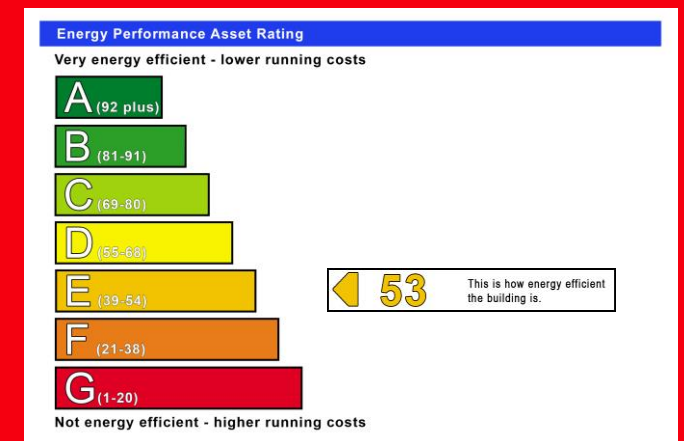
£5,700 at the Uniform Business Rate of 49.9p in the £ for 2023/24. For the year 2023/24 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band "A". Information taken from the Valuation Office Agency website.

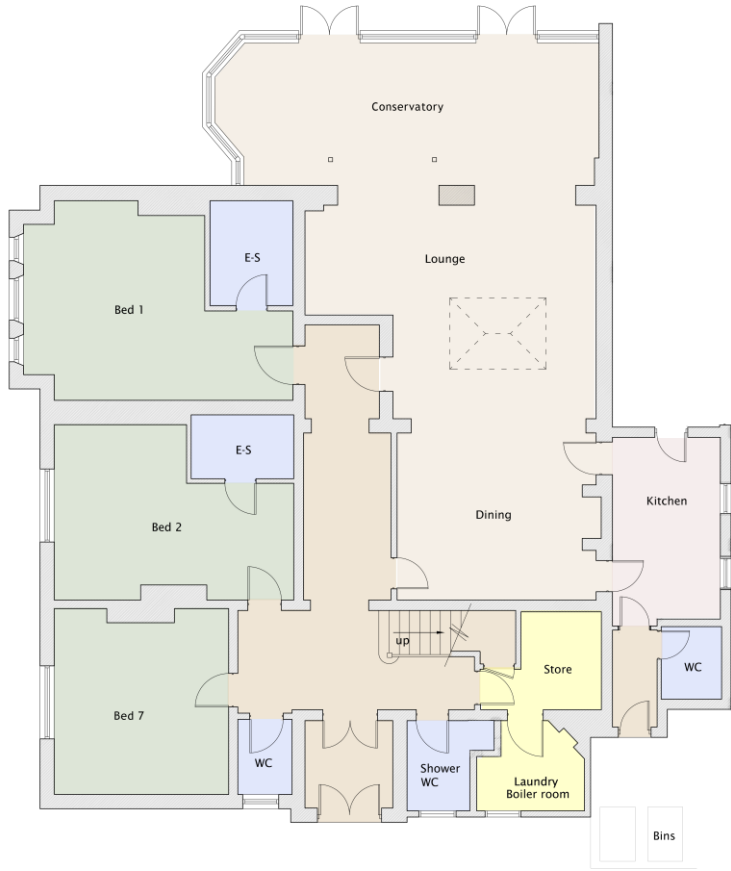
TENURE

FREEHOLD.

PRICE

£895,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.





Ground Floor



First Floor

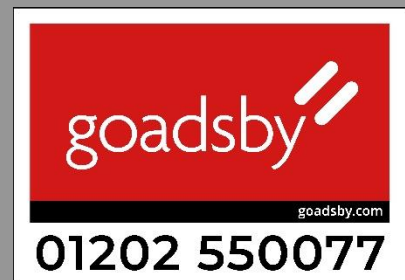


Second Floor

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Ref: H10479



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