

*Magnificent Victorian Villa Standing in Mature
0.8 Acre Grounds Completely Refurbished &
Modernised in Current Ownership Operating as
Exclusive Rental/Home & Income Business*



DEAN PARK MANOR
22 DEAN PARK ROAD, BOURNEMOUTH, DORSET BH1 1HX

goadsby

LOCATION

Bournemouth Square approx. 0.5 miles. Meyrick Park approx. 0.5 miles. Travel Interchange approx. 0.6 miles. Bournemouth Pier and Conference Centre within 1 mile. Bournemouth University approx. 1.5 miles. Bournemouth International Airport within 6 miles.

FEATURES

Rare example of an “unbroken” original Victorian Villa. Award winning accommodation for up to 20 guests. Gross Internal Area in excess of 6,000 sq ft. Flexible accommodation suiting either Home & Income use or pure rental investment. Secure gated grounds extending to approximately 0.8 acre. Superb guest facilities including 38 ft canopied heated swimming pool, jacuzzi swim spa, sauna, cinema room, gymnasium and games room. Solar water heating and electricity generation. 8 camera CCTV system. Under floor heating. Double glazing. Growing business with untapped letting potential. Truly unique opportunity.

SUMMARY OF ACCOMMODATION

Ground Floor

Enclosed Porch. RECEPTION HALL into:

GAMES ROOM

With pool/table tennis table.

LOUNGE/DINING ROOM

With French doors to front garden.

GYMNASIUM

CLOAKROOM

With WC.

UTILITY/WET ROOM

With WC and 3 washing machines.

CINEMA ROOM

With Kitchen Area.

OPEN PLAN KITCHEN BREAKFAST ROOM/FAMILY ROOM

Extensively fitted and equipped with sliding doors to rear patio.

LOBBY/SITTING AREA

With external access and spiral staircase to First Floor.

WET ROOM

With WC.

SECONDARY KITCHEN

Fully fitted and equipped.

NB The Sitting Area, Kitchen and Wet Room with Bedrooms 5, 6, 7 & 8 can be closed off from the main house creating two separate 4 bed and 6 bed properties.

First Floor

MASTER BEDROOM

KING DOUBLE with large luxury en-suite bathroom and walk in dressing room. NB This room is always retained as private accommodation.

BEDROOM 1

KING DOUBLE with free-standing bath and en-suite shower room.

BEDROOM 2

KING DOUBLE & CHILD BED with en-suite shower room.

BEDROOM 3

KING DOUBLE.

FAMILY BATHROOM

With shower.

BEDROOM 4

FOUR POSTER with en-suite shower room.

BEDROOM 5

KING DOUBLE with en-suite shower room.

BEDROOM 6

KING DOUBLE with en-suite shower room.

BEDROOM 7

TWIN with en-suite shower room.

BEDROOM 8

TWIN with en-suite bathroom.

Second Floor

STUDIO ROOM/BEDROOM 9

KING DOUBLE & DAY BED with en-suite bathroom.

Outside

The property stands in gated mature secure grounds extending to approx. 0.8 acre. To the front there is a large lawned garden with decked veranda whilst a generous driveway leads to a parking area and extensive garage with power and light (approx. 41’5” x 14’5”). Gazebo/Car Port for 3 vehicles with 20 PV solar panels incorporating covered barbecue area with television and electric power points. Sauna. External Bar. Generous patio with garden furniture. Plant Room with heat pump. Heated swimming pool approx. 38’3” x 10’9” with sliding all weather canopy. Swim Spa with resistance jet and jacuzzi spray. Outside shower.

THE LODGE (Currently used for storage)

With decked veranda.

LOUNGE/DINING ROOM

OPEN PLAN KITCHEN

SHOWER ROOM

SEPARATE WC

BEDROOM 1

DOUBLE.

BEDROOM 2

TWIN.

TRADING & BUSINESS

The business is currently fully managed and is forecast to generate an income in the region of £250,000 in the current trading year. The owners restrict the capacity to 20 persons, excluding the master bedroom from the letting accommodation. There is potential to let The Lodge on a short or longer term basis for an additional income stream.

RATEABLE VALUE

Council Tax Band “G”. Information taken from the Valuation Office Agency website.

TENURE

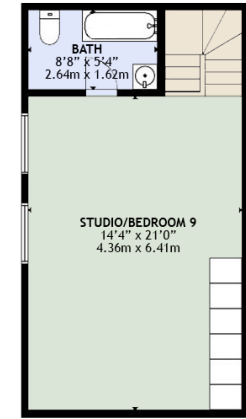
FREEHOLD.

PRICE

Offers in Excess of £2.3 million to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



Ground Floor

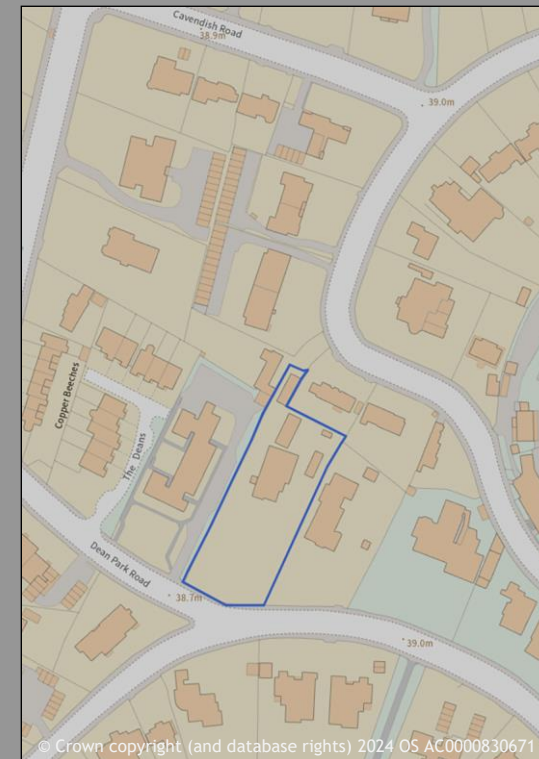


Second Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances show have not been tested and no guarantee as to their operability or efficiency can be given.



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