

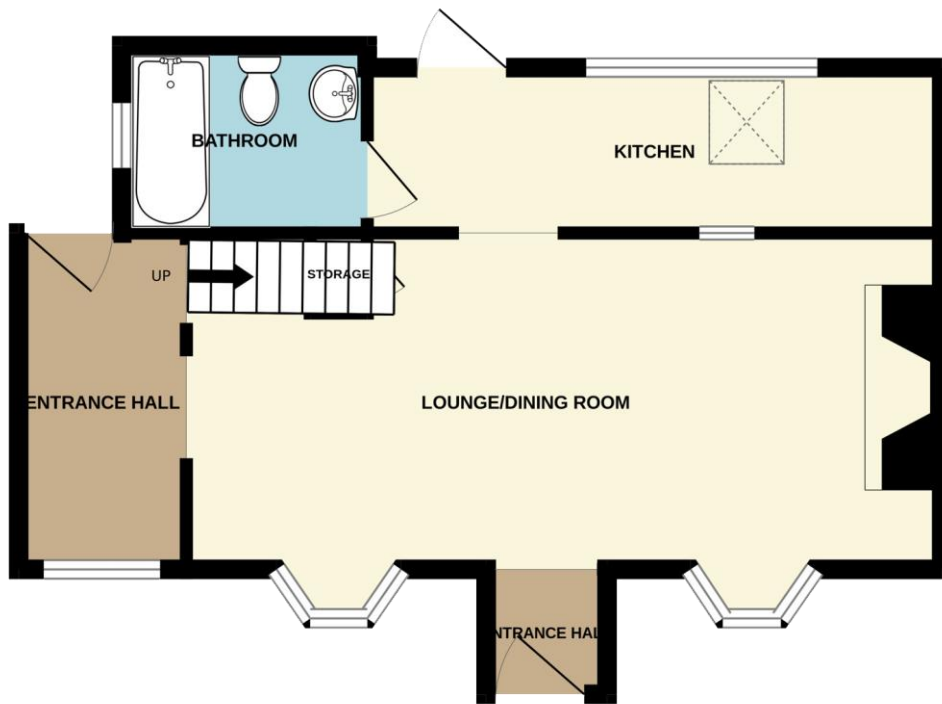
*Character Grade II Listed Thatched Cob Cottage  
Situated in the Heart of Christchurch Ideally  
Suited as Holiday Home & Income Investment*



**THE OLD THATCH**  
56 SOPERS LANE, CHRISTCHURCH, DORSET BH23 1JF

**goadsby**





**GROUND FLOOR**



**FIRST FLOOR**

**LOCATION**

River Stour approx. 0.2 mile. Christchurch Town Centre approx. 0.3 mile. Christchurch Quay within 0.3 mile. Christchurch Priory and Castle just over 0.4 mile. Mainline Railway Station approx. 0.6 mile. Beaches approx. 1.3 miles. Bournemouth within 5 miles.

**FEATURES**

Grade II Listed thatched cob cottage. Centrally located within walking distance of all amenities. Full gas central heating with new boiler (2023). Secondary glazing. Key safe guest entry. Ideal holiday home and income opportunity. Off road parking for 3 vehicles. Enclosed rear garden. Established letting business.

**SUMMARY OF ACCOMMODATION**

**Ground Floor**

- Entrance Hall (3.22m x 1.40m)
- Open Plan Lounge/Dining Room (6.83m x 3.10m)
- Kitchen (5.20m x 1.68m)
- Family Bathroom (2.23m x 1.68m)

**First Floor**

- Landing (2.77m x 1.24m)
- Bedroom 1 (3.88m x 3.25m)
- Bedroom 2 (2.79m x 2.34m)

**Outside**

To the side and rear of the property is a block paved driveway providing off road parking for 3 vehicles Outside tap. Bin store area. Raised flower and shrub borders. Enclosed south east facing rear garden with large patio and artificial lawn beyond with raised flower and shrub borders. Single Garage: 9'9 x 8'6 Up and over door with power and light. To the rear of the garage is a Store/Bike Store 9'6 x 7'8 Power and light.

**TRADING & BUSINESS**

The owners choose to restrict occupancy to a maximum of 4 guests and do not advertise on Airbnb. Rates start from £685 per week rising to £1,749 per week with a cleaning charge of £60 per changeover. Accounts can be made available to genuinely interested parties.

**RATEABLE VALUE**

£2,950 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. Information taken from the Valuation Office Agency website.

**TENURE**

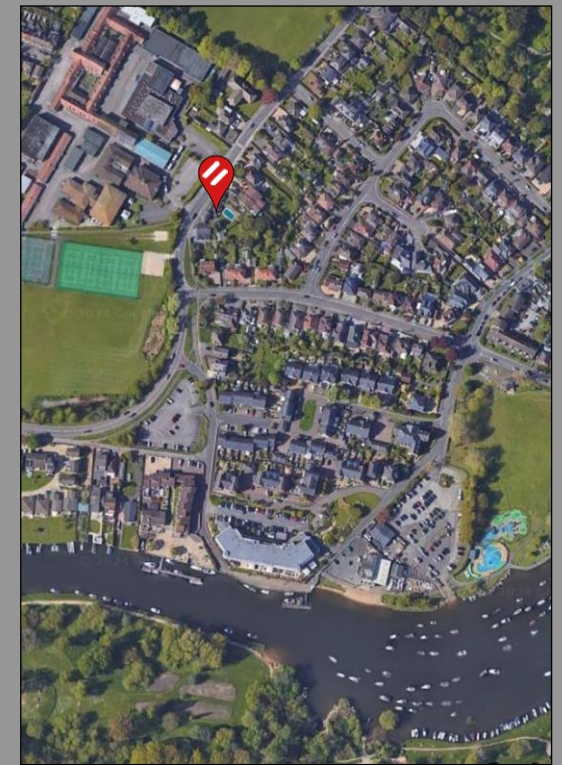
FREEHOLD.

**PRICE**

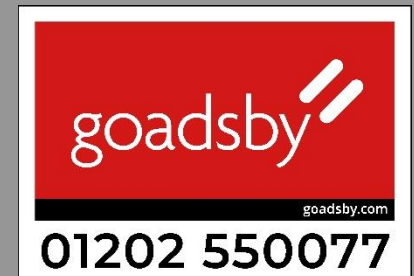
£525,000 to include furnishings, fittings and equipment as per inventory to be prepared.

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 shown have not been tested and no guarantee as to their operability or efficiency can be given.





Ref: H202112



BOURNEMOUTH  
& WINCHESTER

99 Holdenhurst Road  
Bournemouth BH8 8DY  
E-mail: hotels@goadsby.com

Contact

Ian Palmer MNAEA (Commercial)  
Divisional Director

Mark Nurse  
Associate Director

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