

*Highly Rated Home & Income B&B with Strong Repeat Bookings, up to 4 Letting bedrooms & 1/2 Bedroom Owners Apartment*



**CANFORD CROSSING B & B**  
17 CANFORD BOTTOM, COLEHILL, WIMBORNE, DORSET BH21 2HA

**goadsby**



## LOCATION

Wimborne Minster Town Centre approximately 2.5 miles. Bournemouth International Airport approximately 4.5 miles. Ringwood Town Centre approximately 8 miles. Poole Town Centre approximately 8 miles. Bournemouth Town Centre approximately 8.5 miles. Salisbury City Centre approximately 24 miles. Southampton City Centre approximately 29 miles.

## FEATURES

Superbly presented B&B rated 9.9 on Booking.com and # 1 on TripAdvisor (at the time of inspection). Established for over 10 years. Quality furnishings. Low maintenance bedroom design. Flexible accommodation. UPVC double glazing throughout. Television (with DVD player), mini fridge, alarm clock, hairdryer, tea making facilities and USB sockets to letting bedrooms. High speed guest access wi-fi. Generous plot approaching ¼ acre arranged as off road parking and garden. Ideal home and income.

## SUMMARY OF ACCOMMODATION

### Ground Floor

#### Entrance Hall

Lounge (3.67m x 7.41m)

Dining Room (3.39m x 5.23m)

Kitchen (2.97m x 5.13m)

Laundry Room (1.99m x 2.03m)

Bedroom 4 (2.48m x 2.10m)

WC (1.28m x 0.85m)

### Annexe/Owners Accommodation

Sitting Room (4.66m x 4.19m)

Conservatory (4.57m x 2.88m)

Kitchen (4.97m x 3.09m)

Shower Room (1.99m x 1.76m)

Bedroom (3.87m x 3.78m)

N.B. Incorporating the lounge the annexe can be re-arranged as a 2 bedroom owners flat.

## First Floor

Bedroom 1 (4.34m x 2.98m)

En-Suite (2.70m x 1.63m)

Bedroom 2 (4.25m x 3.16m)

En-Suite (2.46m x 1.14m)

Bedroom 3 (3.24m x 2.81m)

Shower Room (2.78m x 2.75m)

## Outside

To the front of the property there is a washed pea shingle driveway with off road parking for 4/5 vehicles. **Large Garage & Workshop** (4.30m x 3.78m) with electric roller door, power and light, wall mounted gas boiler for hot water and central heating. To the rear of the property there is an enclosed and private garden mainly laid to lawn with hedge and fence screening, large decked sun terrace, established shrubs and vegetable garden. **Summerhouse**. To the side of the property there is a garden shed.

## TRADING & BUSINESS

Operating with a mix of leisure, commercial and overseas guests, letting 3 rooms only, a turnover of £54,000 has been recorded. Now trading in semi retirement, the owners choose to let just 2 rooms, however, forecast that the business has the potential to comfortably generate a turnover of £60,000 per annum. N.B. One bedroom is booked through to October 2027 on a 4 night midweek stay at £320 per week.

## RATEABLE VALUE

£2,850 at the Uniform Business Rate of 49.9p in the £ for 2024/25. For the year 2024/25 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band "C" (House). Council Tax Band "A" - (Annexe) Information taken from the Valuation Office Agency website.

## TENURE

FREEHOLD.

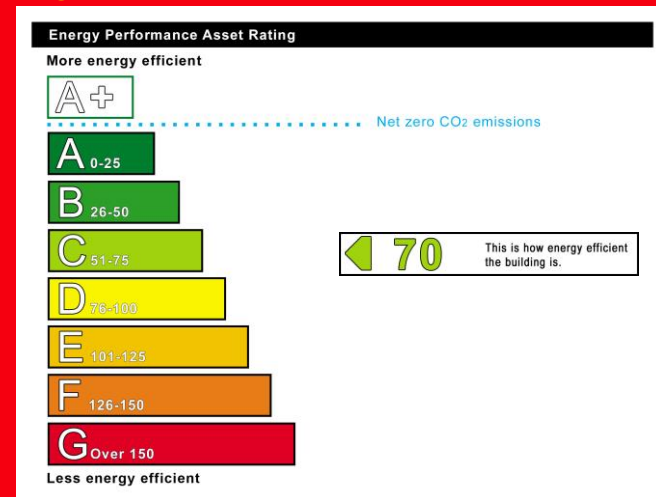
## 360 TOUR

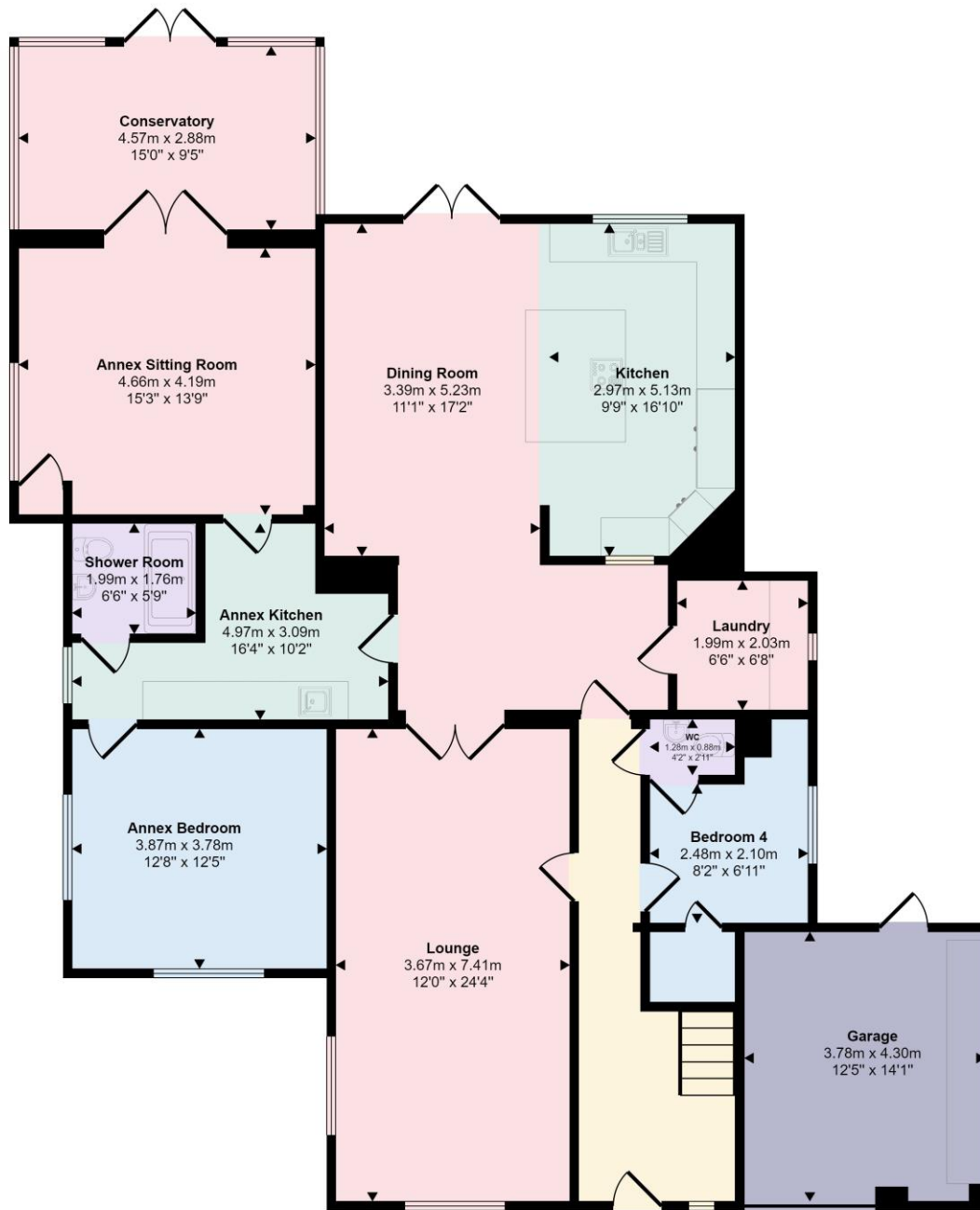
[CLICK HERE](#)

## PRICE

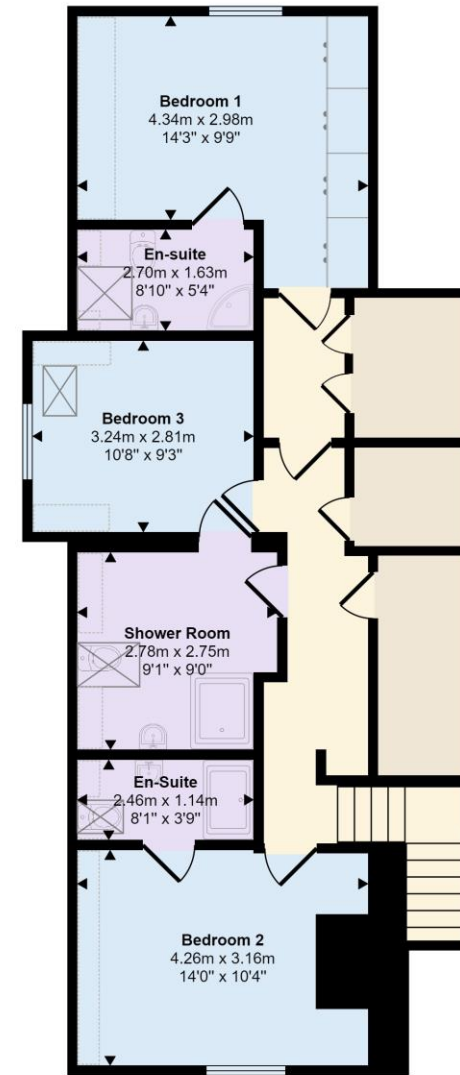
Offers in the Region of £760,000. Furnishings, fittings and equipment available by negotiation.

## EPC





Ground Floor

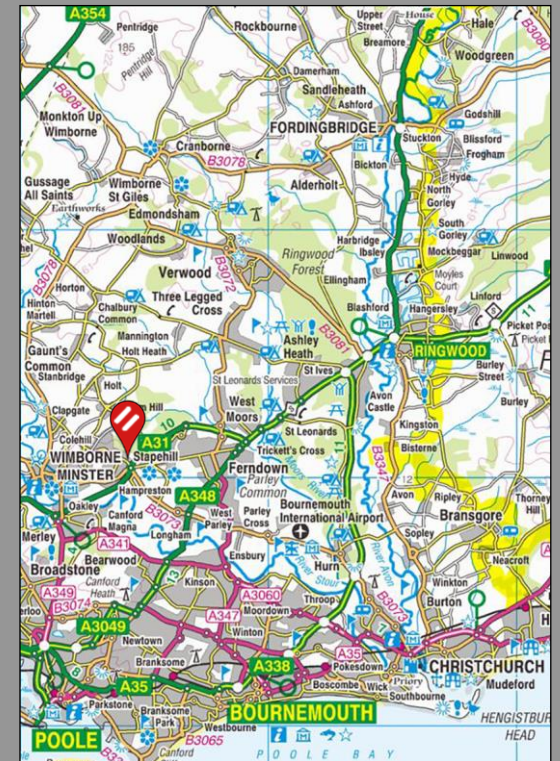


First Floor

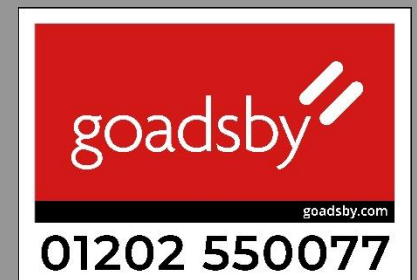
☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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