

*Character 18<sup>th</sup> Century Stone Built B&B with Generous Owners Accommodation well Located for the Jurassic Coast, Weymouth & National Sailing Academy*



**THE HERITAGE**  
8 EAST STREET, CHICKERELL, WEYMOUTH, DORSET DT3 4DS

goadsby

## LOCATION

Chesil Beach approx. ¾ mile. Granby Business Park/Land Registry Offices approx. 1 mile. Weymouth Centre approx. 3 miles. National Sailing Academy approx. 5 miles. Abbotsbury approx. 6 miles. Dorchester approx. 8 miles.

## FEATURES

Character 18<sup>th</sup> Century stone built property. Highly rated on booking websites. Repeat business. 2 gas fired central heating systems. Tea making facilities, televisions, luggage stands, mini fridges, fans and some coffee machines to letting rooms. Refurbishment programme in present ownership. Quality furnishings. Guest access Wi-Fi. 3 phase electricity supply. Masterkey system. Unexploited potential. 2/3 Bedroom Owners "house".

## SUMMARY OF ACCOMMODATION

### Ground Floor

Covered Porch into:

### RECEPTION HALL

With part panelled walls, tiled floors, brochure display rack, cloaks hanging area, consumer unit with 3 phase supply.

### BREAKFAST ROOM

Comfortably seating 12/14 persons with engineered oak flooring, exposed stone walls, feature beams, downlighting, servery area. Georgian style door to car park. Through into:

### RESIDENTS LOUNGE

Comfortably seating 8 persons, with feature fire surround, tiled hearth, downlighting, exposed brick walls, engineered oak flooring, window seating.

### Lobby

Boiler Room with fitted shelving, programmer, Vaillant gas fired boiler.

### CUSTOMER CLOAKROOM

With close coupled WC and contemporary vanity unit.

### LAUNDRY ROOM

With washing machine and tumble dryer.

### Inner Hall

With walk in store room/larder and door to garden.

### EXTENSIVELY FITTED SHAKER STYLE KITCHEN

With granite work surfaces over, tiled flooring, inset downlighting, 2 integrated fridge freezers, larder cupboards either side, pan drawers, Mercury stainless steel 5 burner range with double oven and grill, stainless steel splashback, extractor hood, stainless steel wash hand basin, island unit with large preparation surface. **Utility Area** with inset 1½ bowl sink unit, dishwasher, further integrated dishwasher, range of matching wall and base units, granite work surfaces with upstands over.

### "OLD HARRY"

LETTING SUITE Sitting Area with casement doors to rear garden. Double/Family Bedroom. Ens-suite Shower Room with level accessible width shower cubicle

From Reception Hall to:

### First Floor

#### Landing

With 3 built in storage cupboards.

#### "FLEET"

LARGE DOUBLE with built in window seat, en-suite bathroom with shower over.

#### "CHESIL"

DOUBLE with built in window seat, en-suite bathroom with shower over.

#### "HARDY"

LARGE DOUBLE/FAMILY ROOM with en-suite bathroom with shower over.

#### "NOTHE"

SUPER KING/TWIN (zip and link) with window seating, guest seating area, en-suite bathroom with shower over.

Stairs to:

### Second Floor

#### Spacious Landing

With built in storage, large walk in under eaves storage area with 2 cylinder accumulator system with stored mains and hot water.

#### "MAIDEN"

DOUBLE with en-suite shower room with double width cubicle.

#### "CORFE"

SUPER KING/TWIN (zip and link) with guest seating area, en-suite bathroom.

Approached independently through large covered stone entrance porch:

### Owners Accommodation

#### KITCHEN/BREAKFAST ROOM

With tiled flooring, exposed beam ceiling, spot lighting, extensive range of shaker style wall and base units, granite work surfaces over, 4 ring ceramic hob, built in electric oven, inset stainless steel sink unit, boiler cupboard with Vaillant gas fired combi boiler (serving the private accommodation), integrated fridge, under stairs storage cupboard, wall lighting.

#### LOUNGE/DINING ROOM

With dual aspect, inset spotlighting, television point, exposed beam ceiling, exposed stone walls, comfortably seating 8 persons. Dining Area with built in cupboard housing consumer units and electric meter.

### LARGE OFFICE/BEDROOM 3

DOUBLE with engineered hardwood flooring, up lighting.

Stairs from Kitchen/Breakfast Room to:

### First Floor

#### Landing

With loft access hatch.

#### BATHROOM

With panelled bath, shower mixer over, shower screen, close coupled WC, pedestal wash hand basin. Door to under eaves storage area.

#### BEDROOM 1

LARGE DOUBLE with dormer window.

#### BEDROOM 2

LARGE DOUBLE with Velux sky light window, fitted wardrobes, access to under eaves storage area.

NB The owners "house" could be rented as a holiday let if required.

### Outside

To the front of the property there is tarmacadam car park bordered by a stone wall marked for a generous 7 vehicles. To the rear of the property there is a stone paved patio, raised decked area onto a hedge and wall enclosed garden laid to lawn with shrub and flower borders, ornamental fish pond. **Tool Shed.**

### TRADING & BUSINESS

Letting on a B&B basis only, the current owners choose to trade up to the VAT threshold operating on a restricted basis owing to family commitments. The premises have previously traded as a successful restaurant generating a turnover in the region of £300,000.

### LICENCES/PERMISSIONS

We are informed a Premises Licence is held.

### WEBSITE ADDRESS

[www.theheritagebandb.com](http://www.theheritagebandb.com)

### RATEABLE VALUE

£8,100 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 "B". Information taken from the Valuation Office Agency website.

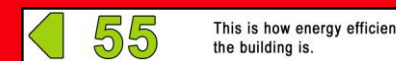
### TENURE

FREEHOLD.

### PRICE

£975,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

### EPC



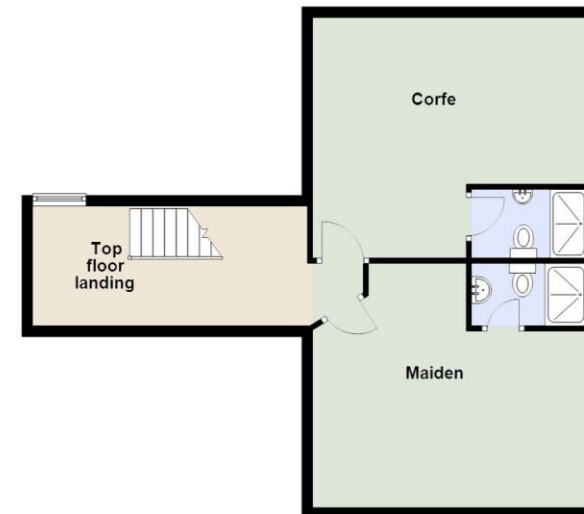
Ground Floor



First Floor

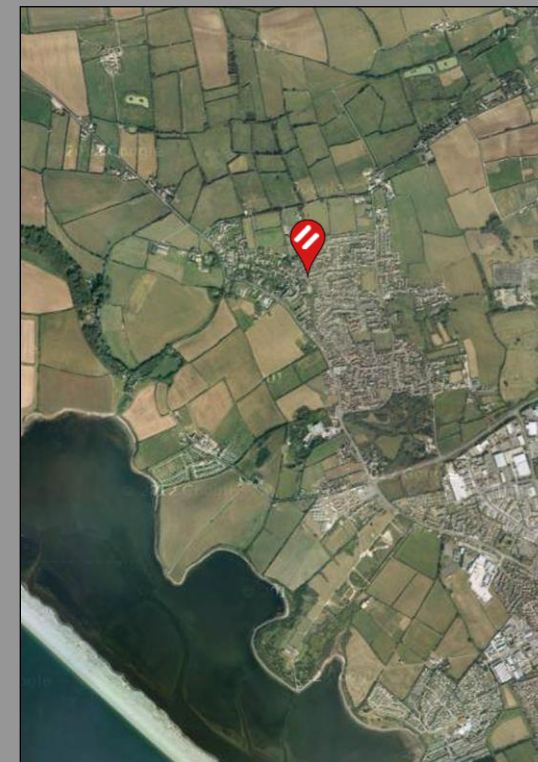


Second Floor



Not to scale, for illustration only  
Plan produced using PlanUp.

The Heritage, 8 East Street, Chickerell, Weymouth



Ref: H224763



BOURNEMOUTH & WINCHESTER

99 Holdenhurst Road  
Bournemouth BH8 8DY

Contact

Ian Palmer MNAEA (Commercial)  
Divisional Director

Mark Nurse  
Associate Director

**IDENTIFICATION:** Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

**AGENTS NOTE:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Plans are for illustrative purposes only. Goadsby do not take responsibility for such items that be subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing is strictly by appointment through Goadsby.

