



# LITTLE COURT

Charminster, Dorchester, Dorset, DT2 9PZ

**FREEHOLD: OFFERS OVER £1,500,000 | REF: 3440713**

## KEY HIGHLIGHTS

- Handsome Edwardian country house and grounds
- Trades as a bed & breakfast
- 8 ensuite letting rooms
- Spacious three-bedroom owner's accommodation
- Swimming pool & tennis court
- Stunning gardens measuring 2.43 acres. EPC rating D



## LOCATION

Little Court enjoys an enviable position in the charming village of Charminster, just one mile north of the historic county town of Dorchester in Dorset. Set within the beautiful Thomas Hardy countryside, this elegant Edwardian country house offers guests a peaceful rural retreat while remaining conveniently close to shops, restaurants, attractions and transport links in Dorchester.

The property is ideally located for exploring some of Dorset's most celebrated destinations. The UNESCO World Heritage Jurassic Coast is approximately 20 minutes away by car, providing easy access to iconic landmarks, coastal walks, fossil-hunting beaches and picturesque seaside towns.

## DESCRIPTION

Little Court is a delightful, detached Grade II-listed Edwardian country house built in the Edward Lutyens style. The property is believed to have been constructed in 1909 and is arranged in a rare courtyard style around its central gravelled driveway. The property includes a plethora of character features, as to be expected of this period, including stone mullion windows and open fireplaces.

Little Court is traded by the current owner as a successful bed & breakfast business, receiving extremely positive reviews online and a 5\* Guest Accommodation Rating from the AA. It is also noted for the quality of its breakfast offering, having been awarded an AA Breakfast Award.

The business is run by an individual owner-operator, assisted by a small team of part-time staff and as a consequence, the owner runs the business to fit around their lifestyle, giving a new owner the opportunity to grow the business through increased occupancy. However, the existing business is still very successful and highly profitable.

Another avenue a new owner could explore is weddings, which the large garden would be perfectly suited to. The present owner has chosen to host only one wedding, their daughter's, but more bookings could be taken if the venue was advertised on websites like Hitched.

Little Court is perfectly suited to a buyer who wants to live in and run a successful yet easy to manage hospitality business in a stunning part of the Dorset countryside.





## GROUND FLOOR

### Guest Areas

From the courtyard, the guest entrance leads into the large reception hall and guest lounge. This further leads onto the guest dining room.

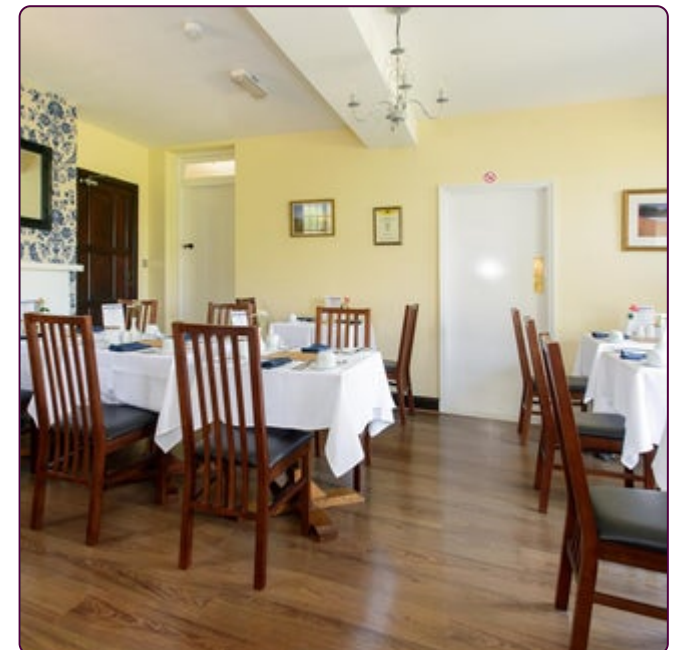
Acting as a buffer and connection between the public and private sides of the property is an office.

### Owner's Accommodation

The owner's accommodation is considerably larger than you would expect to find in a business like this. With its own private entrances, and arranged across around two thirds of the ground floor, it comprises:

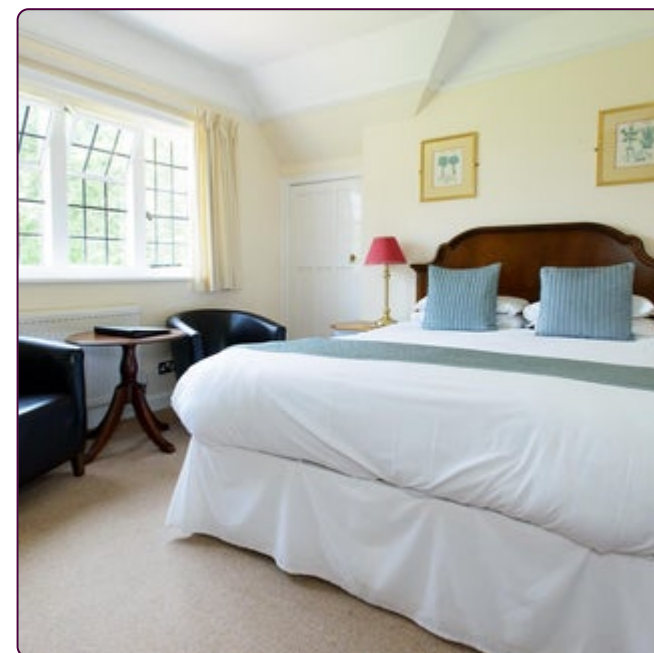
- Drawing room
- Dining room
- Farmhouse-style kitchen with pantry
- Utility room
- Three double bedrooms, two of which are ensuite
- W.C.





## LETTING ACCOMMODATION

Arranged over the first floor of the property are eight individually styled bedrooms. All rooms have a king size bed and are en suite.



## EXTERNAL DETAILS

Little Court is approached via a gravel driveway, with ample parking for the owners and guests.

The property sits within approximately 2.43 acres of grounds, with beautiful far-reaching views to the rear. The gardens have been well manicured and provide a beautifully relaxed space. Within the garden is a heated swimming pool and tennis court. The gardens were part of the original design by Holder and inspired by Gertrude Jekyll which was noted in the publication, *Gardens for Small Country Houses* (1912). To the rear of the garden is a small paddock area.

Little Court benefits from two garages; one smaller garage, which is attached to the main body of the property, and a separate much larger detached garage.

## PLANNING PERMISSIONS

In 2017, planning permission was granted for conversion and alteration of the existing garage and stable building to provide private accommodation and conversion of the existing private accommodation in the main hotel to additional letting rooms.

It is expected that this permission has since lapsed.

Further information can be found on the Dorset Council planning portal under application WD/D/17/001255

The property has C1 Hotel / Guest house use.





## FIXTURES & FITTINGS

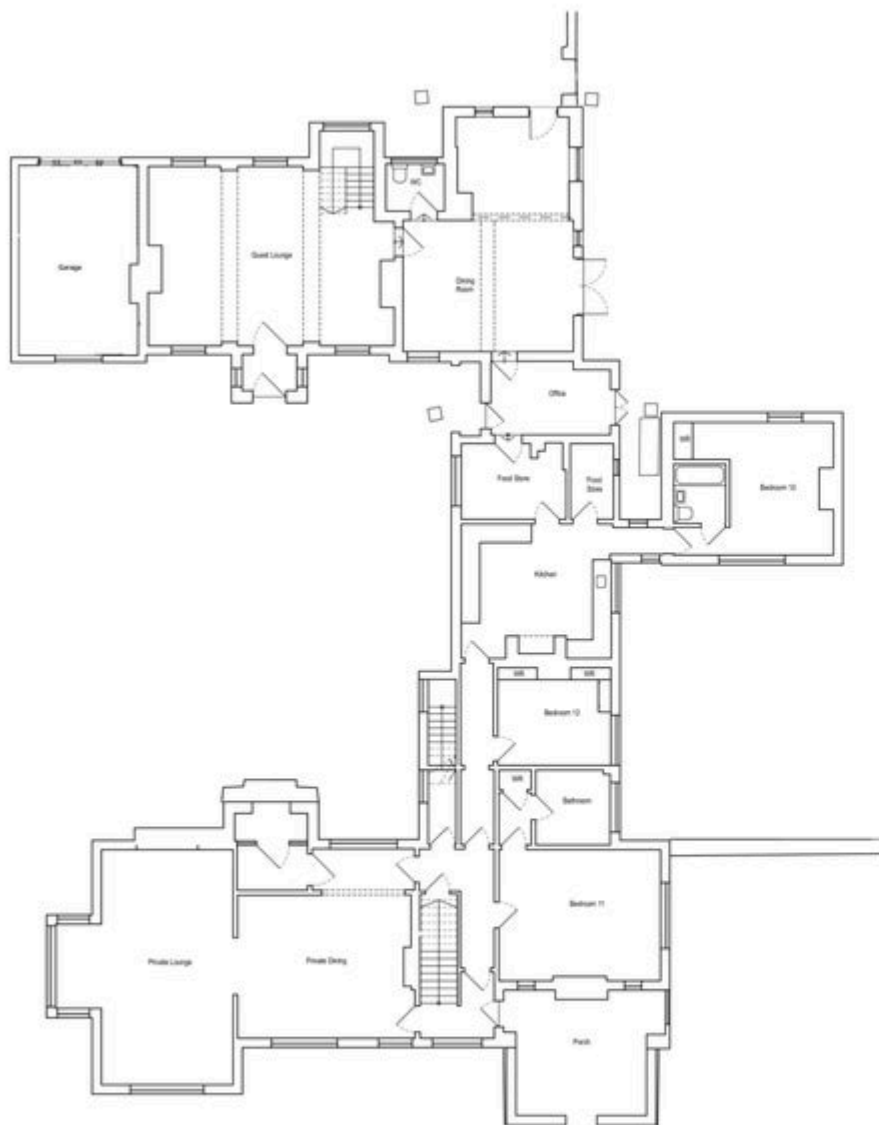
Trade fixtures and fittings are included.

## BUSINESS RATES

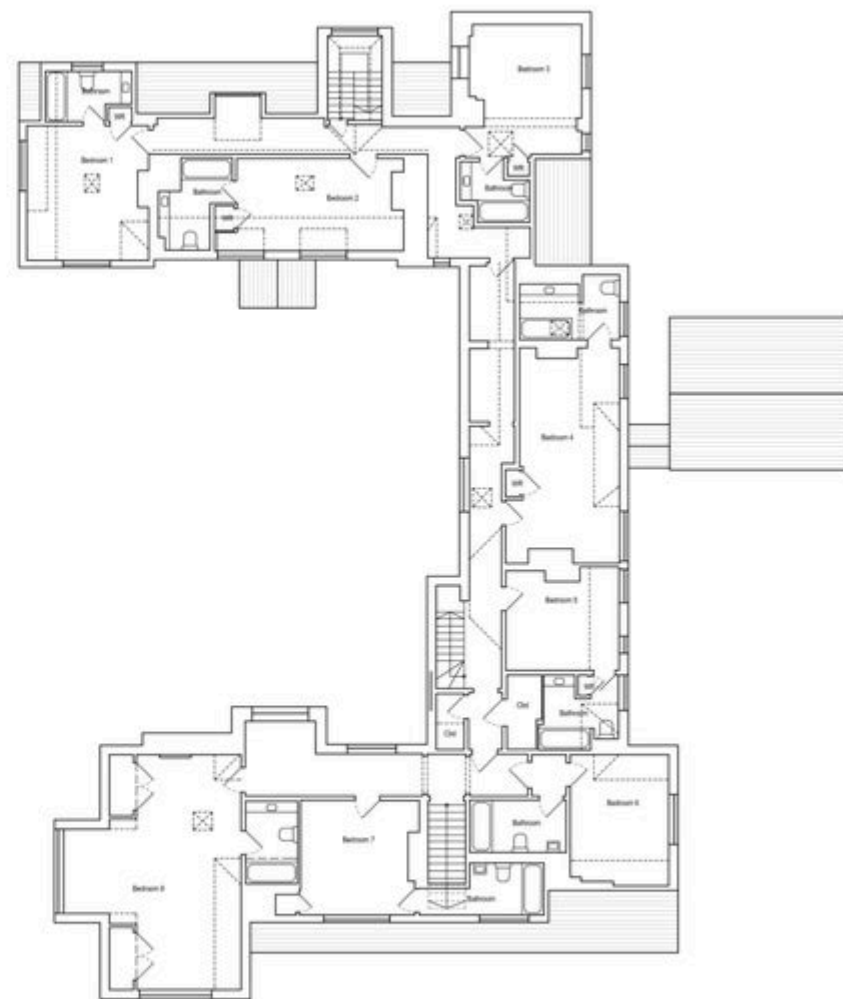
The rateable value is just £10,000, meaning the owners benefit from 100% small business rates relief.

The owner's accommodation is rated council tax band A.





Ground Floor.



First Floor.



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## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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