



Cider Barn



# Cider Barn

Berehayes, Whitchurch Canoniorum,  
DT6 6RQ

Bridport 5.5 miles. Charmouth 3 miles. Lyme Regis 6 miles.

A charming converted stone barn in a pretty and peaceful village setting, only a few miles from the Jurassic Coast.

- Highly profitable cottage let and/or comfortable second home
- Friendly village pub
- Can be furnished (additional cost) or unfurnished
- Peaceful, relaxing sanctuary in AONB
- Business Rates and Council Tax Band TBC
- Designated parking space plus shared visitors' spaces
- Council approved for holiday letting
- Private enclosed courtyard to the rear
- Several other cottages available at Berehayes
- Freehold

Guide Price £184,000

## THE PROPERTY

Berehayes Holiday Cottages are in Whitchurch Canoniorum, a rural farming village close to the Jurassic Coast and has been run as a very successful holiday let business since 1985. The cottages are now all being sold off separately. This is a rare opportunity to own one as your own second home/holiday let there is no restriction on the length of stay but you must have a residential home elsewhere.

The eight barn conversions are set around an enclosed courtyard which was once a farmyard. Having been designed as holiday accommodation with open plan living areas, the decor of the cottages with country style handmade wooden kitchens, tie in with this part of the West Country. All are well maintained and double glazed throughout.

Cider Barn is a single storey stone barn which has high vaulted beamed ceilings throughout with velux windows to let the light flood in. A wood burner for cosy evenings by the fire. The open plan kitchen is fully equipped and there is a dining area. There are two bedrooms situated either end of the cottage. The spacious bathroom has a walk-in power shower.



## OUTSIDE

Designated, car park space and shared visitor spaces.

From the kitchen there is a door to the southerly facing 7 x 4m (approx) private, enclosed courtyard with table and chairs.

Others properties on site available

Hayloft

Smugglers Cottage

Dairy Barn

Honey Pot

Apple Cottage

Barley Store

## LETTING REVENUE HISTORY

April to September 2022 (6 months) - £25,000 (Gross), April to October 2023 (7 months) - £20,500 (Gross)

## SITUATION

Berehayes occupies a delightful location within a Conservation Area in the peaceful and pretty village of Whitchurch Canonicorum, which lies on the south side of the Marshwood Vale. It has a thriving community and facilities include a church, public house and a village hall. The surrounding countryside is most beautiful and within an Area of Outstanding Natural Beauty (AONB). The stunning World Heritage coast and National Trust Golden Cap Estate are both within only a few miles.

The thriving market town of Bridport, delightful coastal village of Charmouth and the historical coastal town of Lyme Regis are all within easy reach.

## ACCESS TO BEREHAYES SPA

The pool complex has an indoor heated pool, Jacuzzi/hot tub and sauna and is mainly open during Summer holidays. New owners (and their paying guests) will be able to book a day pass. It will be maintained by the current owners who will be retaining 2 of the cottages for ongoing holiday lettings.

## SERVICE CHARGE

Annual service charge, to include management costs, maintenance of the shared sewage treatment plant and communal areas, lighting, and water, will be between £575.00 and £850.00 pa depending on cottage size.

## SERVICES

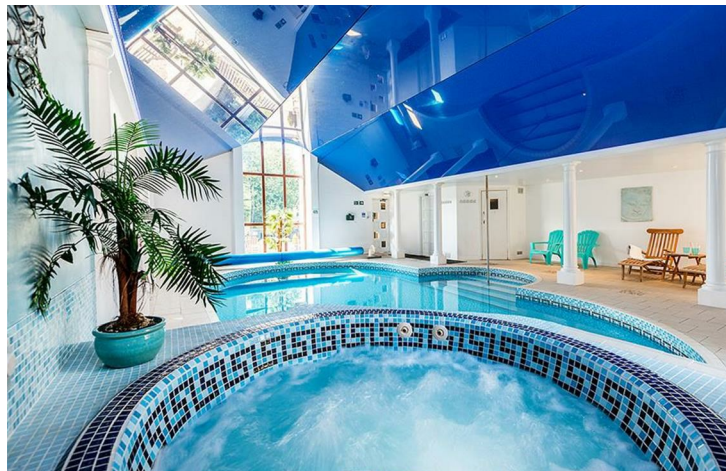
Mains electricity and water. Shared private modern sewage treatment plant. Electric heating.

## AGENT'S NOTE

There is a brick building to the front of Cider Barn, which is to be included in the sale. This measures approximately 2.7m x 1.7m, currently houses the oil tank (which will be removed before exchange of contracts) and (subject to planning permission) could be extended.

## DIRECTIONS

From Bridport join the A35 west to Morecombelake. Turn right just past Art Wave Gallery, signposted Whitchurch Canonicorum. On entering Whitchurch Canonicorum turn right at the crossroads and Berehayes will be found after about one-fifth of a mile, on the right.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			100
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		36	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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