



The Coach House Holiday Apartments, 4



Beach less than 1 mile Poole 5 miles
Christchurch 7 miles Bournemouth Airport 7 miles

Fantastic home and income opportunity

- 4/5 bedroom family home
- 4 high-quality, fully furnished holiday apartments
- Turnover in excess of £60,000 pa
- High percentage of returning customers
- Planning permission for further development
- Garden
- Ample parking

Asking Price
£1,495,000



Introduction

The Coach House Holiday Apartments are located in the sought after Westcliff area in Bournemouth. Alongside the well-presented substantial 4/5 bedroom home are four 1 bedroom holiday apartments in the converted Coach House which generate a turnover in excess of £60,000 per annum.

Situation

Set in an accessible location in Westcliff, just a short walk to Bournemouth town centre and the long, golden sandy beach with its Victorian pier. The shops, bars and restaurants of Westbourne are also within walking distance of the property. Visitors are drawn to the area on business and leisure and there are many attractions nearby within reasonable travelling distance.

Bournemouth has good transport links - London Waterloo is approximately 2 hours by train, Bournemouth International Airport (7 miles) has a wide range of destinations and at Ringwood (12 miles) the A31 leads to the M27, then M3 and the wider motorway network.

The Coach House

Approached via a gravel drive this substantial property has an entrance hall with cloakroom off. A reception room with large bay window leads to the open plan kitchen/dining room/ day room with two sets of French doors to the garden. A separate living room is light and bright with a large bay window. Also on the ground floor is a utility room with cloakroom.

On the first floor the master bedroom has a walk-in dressing room/wardrobe and an ensuite shower room. There are three further bedrooms, one is accessed via another bedroom and is currently used as a dressing room. Both the master bedroom and another bedroom have access to the balcony outside. On the second floor there

is a loft room and a further bathroom.

There is a private garden to the side with a patio and pergola and plenty of car parking to the front.

The Holiday Apartments

Adjoining the main house is a Coach House, believed to date back to 1890 which has been converted into four 1 bedroom, self-contained holiday apartments. All are fully furnished to a high standard and each have their own private entrance and use of a shared balcony or courtyard. There is one car parking space for each apartment.

The predicted turnover to the end of March 2019 is in excess of £60,000 with a healthy net profit. The apartments are rated "Excellent" on TripAdvisor. A high percentage of guests return year after year and the owners take longer-term bookings during the winter months. Further details and images can be found at www.bournemouth-selfcatering-holidayapartments.co.uk

Planning Permission

Bournemouth Borough Council granted permission on 23 February 2017 under Application No: 7-2017-10297-L for "alterations, 2 storey extension and conversion of dwelling house into 2 flats". This offers a new owner the potential for multi-generational living or expanding the business further.

Local Authority

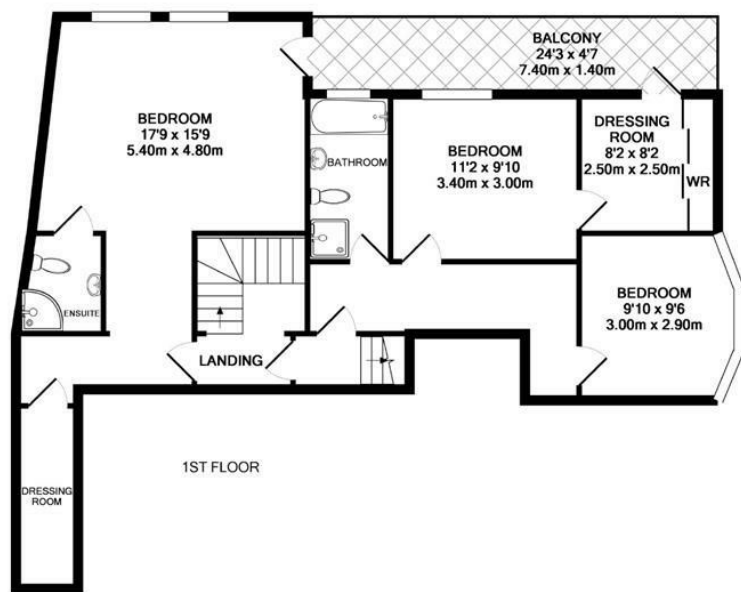
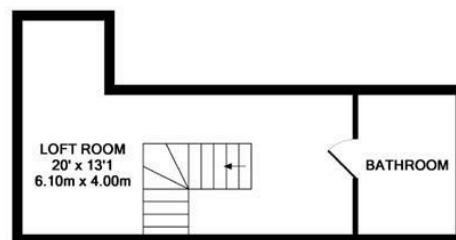
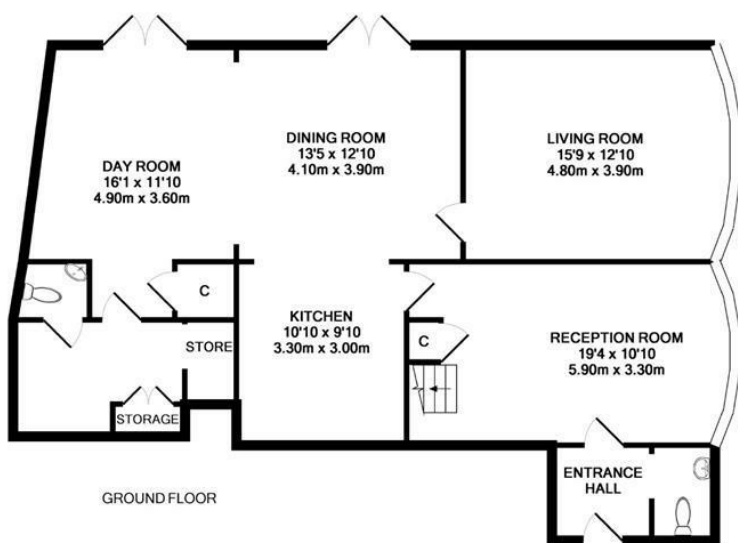
Bournemouth Borough Council
www.bournemouth.gov.uk

Viewing

Strictly through Stags Holidays Complexes department on 01392 680058.

These particulars are a guide only and should not be relied upon for any purpose.





TOTAL APPROX. FLOOR AREA 2099 SQ.FT. (195.0 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale. Made with Metropix 62019

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21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not energy efficient - higher running costs			
England & Wales		67	75
EU Directive 2002/91/EC			

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