

STAGS

Hayloft

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Berehayes, Whitchurch Canonicorum, DT6 6RQ

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

A charming converted stone former haybarn 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
- Four bedrooms, two bathrooms
- Business rates Council Tax Band TBC
- Designated parking space plus shared visitors' spaces
- Council approved for holiday letting
- Peaceful, relaxing sanctuary in AONB
- Several other cottages available at Berehayes
- Freehold.

Guide Price £290,000

THE PROPERTY

Berehayes Holiday Cottages are in Whitchurch Canonicorum, 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.

Hayloft is a charming thatched two storey converted haybarn, on the ground floor a spacious, beamed open planned living room/well equipped kitchen, two bedrooms on the ground floor, two further bedrooms on the first floor, one with ensuite bathroom and a shower room.

OUTSIDE

Designated car park space and shared visitor spaces.

There is a delightful open plan inner courtyard for the barn conversions, each cottage will have its own area with a table and chairs. Hayloft will also have additional benefit of its own rear garden, and a door can be installed to access it (planning permission has been granted). The garden can be fenced off after completion.







Others properties on site available
Cider Barn
Smugglers Cottage
Dairy Barn
Honey Pot
Apple Cottage
Barley Store

LETTING REVENUE HISTORY

April to September 2022 (6 months) - £47,659 (Gross) , April to October 2023 (7 months) - £41,530 (Gross) April and August 2024 (4 month) - £40,343 (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 cottage owners (and their paying guests) will be able to buy day passes. It will be maintained by the current owners who will be retaining 2 of the cottages for ongoing holiday lettings.

SERVICES

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

SERVICE CHARGE

Annual service charge, to include management costs, maintenance of the sewage treatment plant and communal areas, lighting, and water, will be between £600.00 and £950.00 pa depending on cottage size.

ADDITIONAL AGENTS NOTES

A recent Thatch Report shows that it was replaced 10 years ago using water reed which can last up to 40 years. Full report available on request.

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.

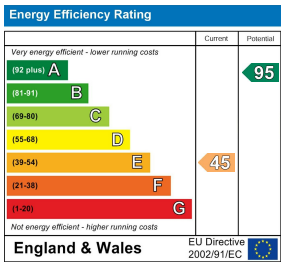






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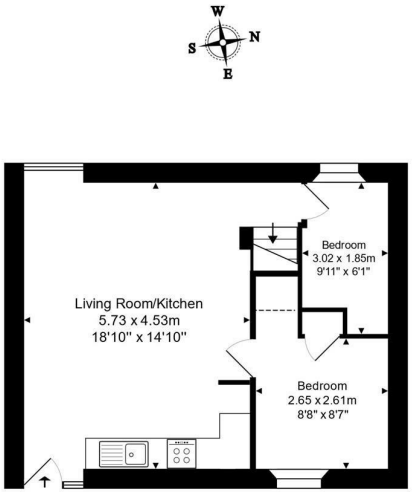




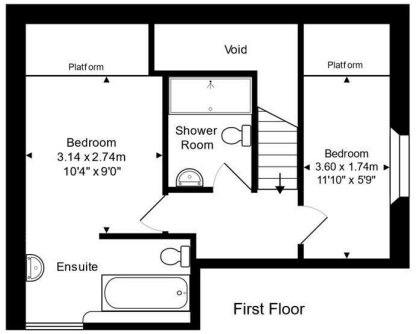
32 South Street, Bridport,
Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



Ground Floor



First Floor

The Hayloft

Total Area: 75.3 m² ... 810 ft² (excluding void)

Not to scale. Measurements are approximate and for guidance only.