

**FOR SALE**  
**SUCCESSFUL VILLAGE STORE, COFFEE SHOP &  
POST OFFICE BUSINESS IN DESIRABLE VILLAGE  
LOCATION, WITH SUBSTANTIAL CHARACTER  
FOUR BEDROOM HOME & LARGE GARDEN**



BUSINESS TRANSFER

goadsby

**OKEFORD VILLAGE STORES**

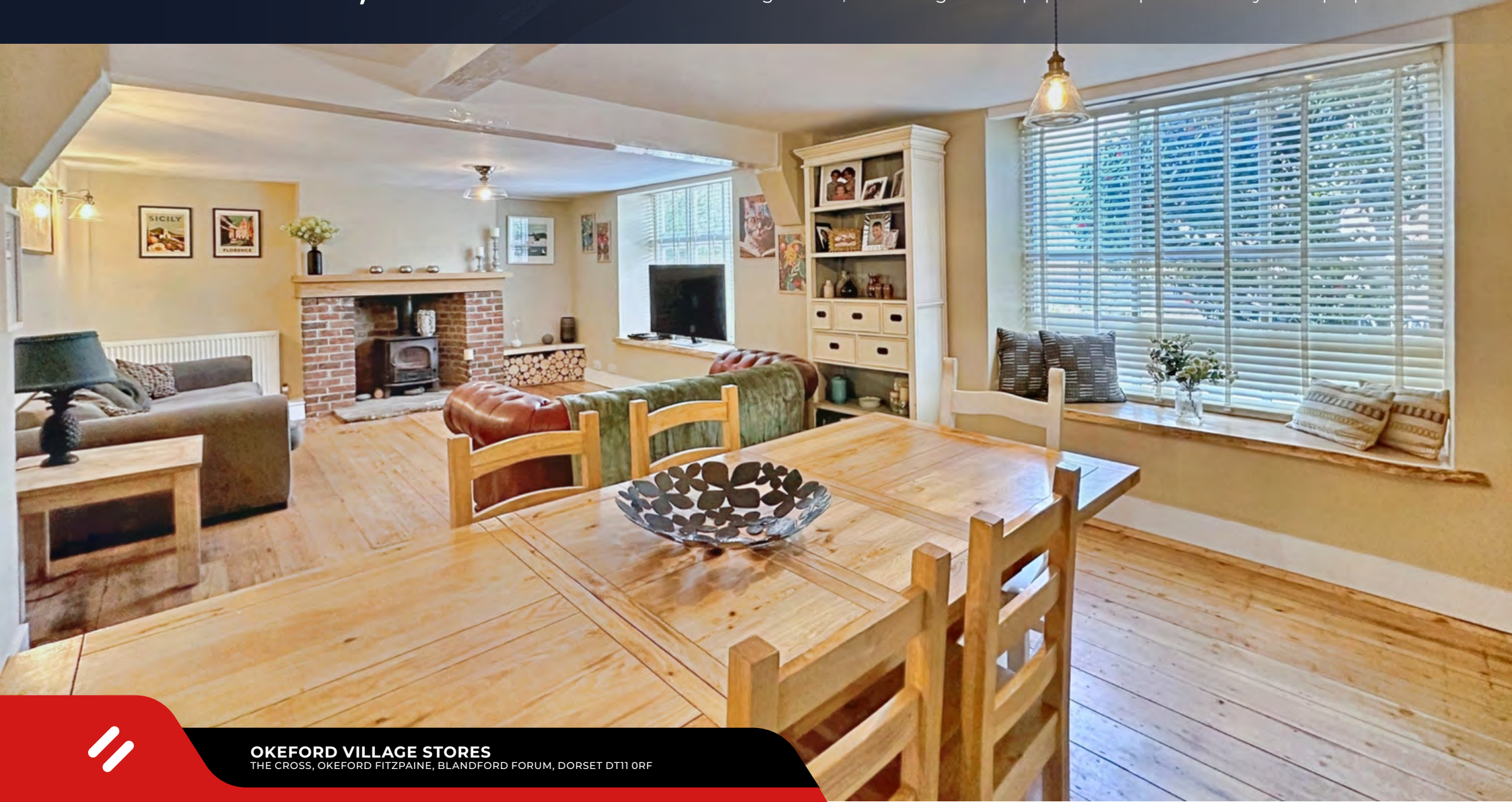
THE CROSS, OKEFORD FITZPAINE, BLANDFORD FORUM, DORSET DT11 0RF



# Thriving village store & Post Office in the heart of this pretty Dorset village

- Substantial 4 bedroom home and large garden
- 4 spacious double bedrooms
- Character Property
- Grade II Listed
- Gas fired central heating
- Central village location
- Large Garden with far reaching rural views
- Exciting home and income opportunity

**Guide Price: £675,000** Plus stock at valuation to include goodwill, furnishings and equipment as per inventory to be prepared.





## Location

Situated in the heart of Okeford Fitzpaine, on the edge of the Blackmore Vale. This charming, thriving village benefits from a village pub, church, and village hall. Further local amenities are nearby in Sturminster Newton and Shillingstone and the village is within 8 miles of the Georgian Market Town of Blandford Forum and approximately 15 miles to Sherborne. Sherborne and Gillingham both have mainline stations to London Waterloo. There are a number of highly regarded state and private schools. Sturminster, Blandford and Gillingham, all have state secondary schools. Independent schools in the area include Bryanston, Milton Abbey, Sherborne and Clayesmore, as well as Sandroyd, Hanford, Knighton House, and Port Regis prep schools. The area boasts excellent walking, cycling, and riding and is at the foot of Okeford Hill which offers panoramic views.



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## Accommodation

The residential accommodation comprises of a spacious character family home. On the ground floor is a refitted kitchen/breakfast room with a range of fitted base and eye level units with wood worktops, inset ceramic sink and drainer, tiled splash back and tiled floor. Integrated dishwasher, hob with stainless steel cooker hood above and double oven there is also a corner breakfast bar. The under stairs storage area is accessed from the kitchen and is currently being used as a study niche.

The sitting/dining room is a homely space with window seats and wood burning stove. From the dining area stairs lead to the first floor. The ground floor also benefits from an inner lobby which gives access to the cloakroom. The first-floor landing houses the airing cupboard, a further storage cupboard and window seats to the front aspect. Doors lead to a family bathroom with storage cupboard. The family bathroom has recently been refitted with a freestanding roll top bath, pedestal basin and WC. The principal bedroom has a range of built in wardrobes and looks out over the garden. The three further double bedrooms also enjoy an outlook over the garden. Bedroom two has fitted wardrobes. There is also a separate shower room with basin, WC and shower cubicle.

Externally gates give access to the rear and can offer additional off-road parking. The garden is mainly laid to lawn with some raised planted beds, brick paviour patio for table and chairs and steps that lead to a raised patio which currently has power for a hot tub. A picket fence and gate give access to a further area of garden which is suitable as a vegetable garden or for keeping chickens. There is also a large storage shed.

Viewing comes highly recommended to appreciate this characterful home and successful business.

## Measurements

Sitting/Dining Room	7.77m (25'6) x 5.16m (16'11) NT 13'6
Kitchen/Breakfast Room	6.81m (22'4) x 2.13m (7')
Bedroom 1	3.94m (12'11) x 3.76m (12'4) to front of wardrobes
Bedroom 2	4.47m (14'8) x 3.66m (12')
Bedroom 3	4.55m (14'11) x 3.73m (12'3)
Bedroom 4	4.55m (14'11) x 3.1m (10'2)
Bathroom	3.2m (10'6) NT 9'2 x 2.59m (8'6)
Shower Room	2.57m (8'5) x 1.22m (4') NT 3'2
Shop	10.72m (35'2) x 4.98m (16'4) Max
Storage Room 1	3.43m (11'3) x 1.98m (6'6)
Storage Room 2	6.32m (20'9) x 1.93m (6'4)
Kitchenette	2.29m (7'6) x 2.06m (6'9) NT 3' irregular shape
Seating Area	6.45m (21'2) Max x 2.13m (7')
Courtyard	4.17m (13'8) NT 11'11 x 3.02m (9'11)







## The Business

Have you ever dreamed of owning your own home and income business? This is a unique opportunity to acquire a profitable and thriving village store, coffee shop and Post Office in the desirable village of Okeford Fitzpaine.

Through front door into **The Village Store** with part wooden floors, LED ceiling lights, double glass fronted chiller display, upright glass fronted chiller drinks display, Walls ice cream freezer, menu display board. **Post Office Counter** with wooden servery counter, Epos till system, shelving, electronic scales, wooden display table, extensive shelving, "Bake and Bite" glass fronted hot food counter (on free loan), large 4 door glass fronted chiller display cabinet, 2 greetings card carousels, 2 double glass fronted freezer units, single glass fronted chiller, 4 door glass fronted chiller display. Through into **Coffee Shop** with 3 wooden tables and 6 chairs, shelving, wooden floor. Through door to al-fresco dining area. Door from Coffee Room into Store Room with shelving. Through door into Main Store with shelving, chest freezer, 2 upright glass fronted chiller displays, electric convection oven. Door to rear outside. Into Kitchen with single drainer single bowl stainless steel sink unit with mixer tap, roll edge laminated work top surfaces, wall and base units, part tiled walls, coffee machine. **OUTSIDE** fully enclosed area with metal tables and chairs for 7 covers.

The profitable business is currently achieving a substantial turnover of £408,307 excluding VAT in the year ending 5<sup>th</sup> April 2024 and has been operated by the current owners and two part time members of staff for the past 5 years. Further accounts can be made available following a successful viewing.

## Viewing

Strictly by prior appointment through the agents, through whom all negotiations must be conducted.



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## Important

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti 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.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



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