

*Well Maintained 6/7 Bedroom B&B
with Open Country Views Well
Located for The Jurassic Coast*



FROM DALE B&B
EAST BURTON ROAD, WOOL, DORSET BH20 6HF

goadsby

LOCATION

Wool Mainline Railway Station just over ½ mile. Dorset Innovation Park approx. 1½ miles. Monkey World within 2 miles. Bovington Camp and Tank Museum just over 2 miles. Lulworth Cove approx. 5½ miles. Weymouth approx. 13 miles. Poole approx. 15 miles.

FEATURES

Open country views across water meadows. Well located for local attractions and Jurassic Coast. Featured on Channel 4's Three in a Bed. Arranged over 2 floors only. Generously proportioned rooms. South facing rear garden. Well maintained in current ownership. Quality bedding. Highly rated on booking websites. UPVC double glazing. Gas fired central heating. CCTV system. Cavity wall insulation. Guest use wi-fi. Genuine retirement sale after 20 year ownership. **Detached Annexe.**

SUMMARY OF ACCOMMODATION

Ground Floor

Reception Hall with Boiler Room off.

OWNERS SITTING ROOM

23'3" (7.09m) x 21'8" (6.60m)
With solid fuel stove, wall lighting and casement doors to rear garden.

KITCHEN/DINING ROOM

22'7" (6.87m) x 15'0" (4.57m)
With extensive range of shaker style cabinets, roll edge work surfaces over, island preparation unit, inset 1½ bowl stainless steel sink, 5 burner gas hob, cooker hood over, Beko dishwasher, built in double oven, 2 upright larder refrigerators and upright fridge freezer, tiled floor, inset spotlighting, **Dining Area** for 6 persons. Door to Conservatory and further door to rear garden.

GUEST BREAKFAST ROOM

19'7" (5.97m) x 10'6" (3.20m)
Comfortably seating 12 covers with matching oak furnishings, tiled floor, wall lighting, servery counter.

BEDROOM 4

16'8" (5.08m) x 13'4" (4.07m)
TWIN with bay window and **en-suite shower room.**

BEDROOM 5

13'8" (4.17m) x 10'5" (3.17m)
DOUBLE with **en-suite shower room.**

BEDROOM 6

13'4" (4.07m) x 10'7" (3.23m)
TWIN with **en-suite shower room.**

Stairs to:

First Floor

Landing

OWNERS BEDROOM

18'2" (5.53m) x 15'11" (4.86m)
DOUBLE with dual aspect, **en-suite shower room.**

BEDROOM 1

20'5" (6.23m) x 14'8" (4.46m)
FAMILY 4 with dual aspect, built in storage cupboard, **en-suite shower room.**

BEDROOM 2

19'2" (5.85m) max x 13'0" (3.97m)
TWIN with **en-suite shower room.**

BEDROOM 3

15'3" (4.65m) x 11'1" (3.38m)
DOUBLE with dual aspect, **en-suite shower room.**

SHARED BATHROOM

With panelled bath, wash hand basin, low flush WC.

Outside

To the front of the property there is gravelled forecourt parking for 4/6 vehicles. To the rear of the property there is a large south facing garden with paved patio, part laid to lawn part astroturf, fenced vegetable patch, timber summerhouse, aluminium framed greenhouse, block built tool shed with power and light.

Detached Annexe

18'3" (5.55m) x 11'6" (3.49m)
Clad, double glazed and with independent calor gas central heating. **Bedroom Area DOUBLE. Kitchen/Lounge Area** with range of fitted storage units, work surface over, stainless steel sink unit, Worcester gas fired boiler, refrigerator, tower, counter top oven, television point, inset spotlighting and laminate flooring. **En-Suite Shower Room.**

The Annexe could provide additional letting accommodation although is currently occupied by a family member.

TRADING & BUSINESS

The B&B has been run single handedly as a secondary income and in the last trading year a turnover of £39,561 was recorded. However, the owners choose to let only 5 rooms and currently do not let the annexe, therefore, offering genuine potential to increase the current level of turnover.

WEBSITE ADDRESS

www.fromedalebedandbreakfast.co.uk

RATEABLE VALUE

£5,000 at the Uniform Business Rate of 49.9p in the £ for 2024/25. For the year 2024/25 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band "A". Information taken from the Valuation Office Agency website.

TENURE

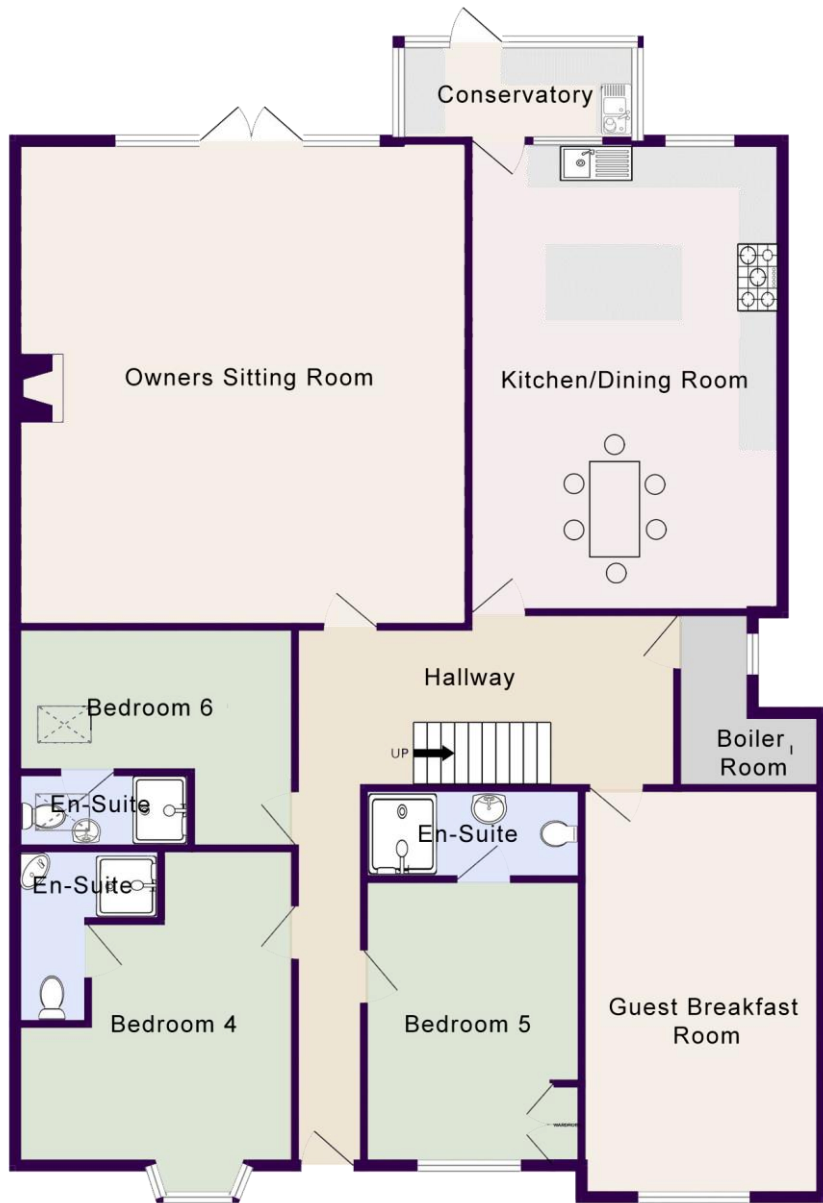
FREEHOLD.

PRICE

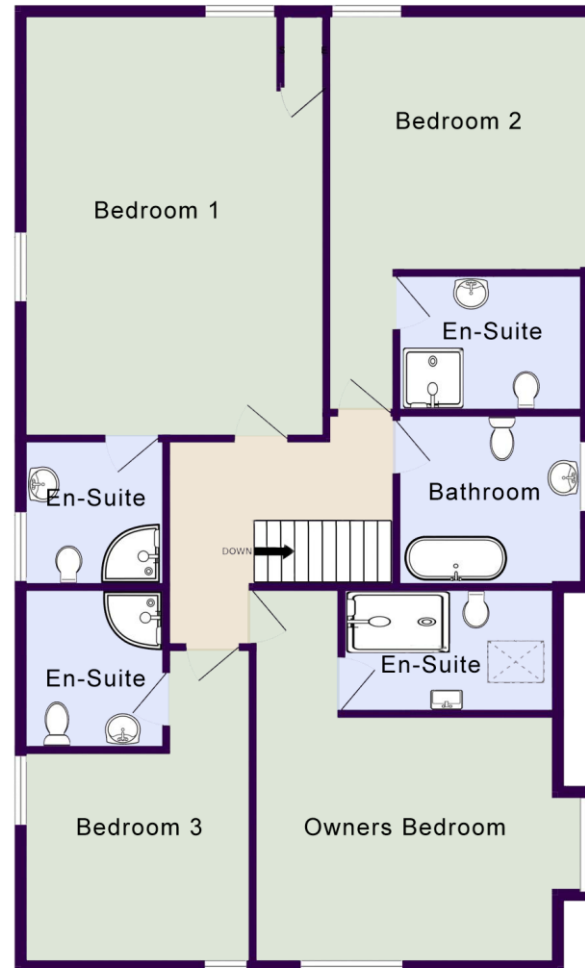
£795,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

EPC RATING

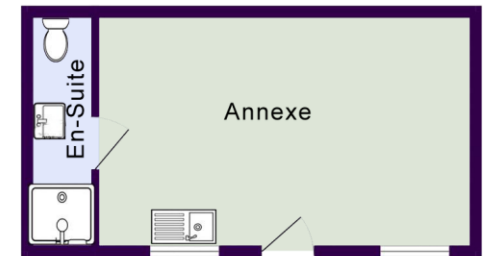




Ground Floor



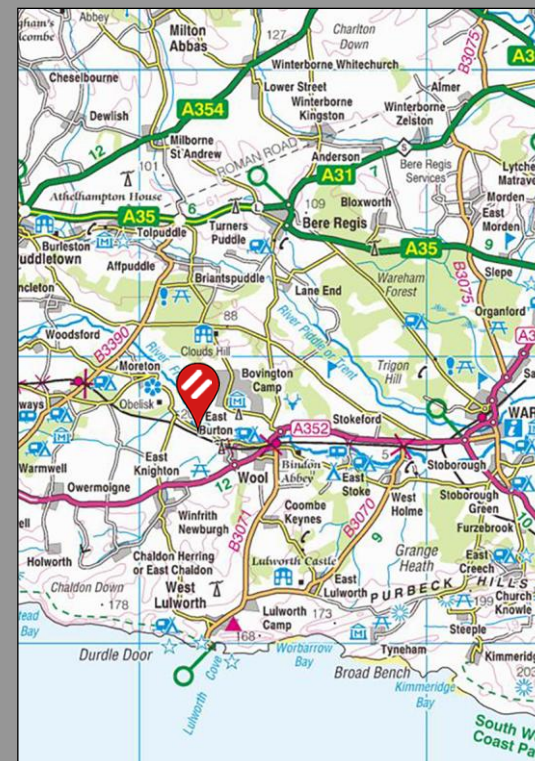
First Floor



Annexe

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