



Lancombe Country Cottages











# Lancombe Country Cottages

Higher Chilfrome, Dorchester, Dorset, DT2 0HU

An exciting lifestyle property in the Dorset AONB, with 6 characterful holiday cottages, 3 lodges and potential for multigenerational living STP, set in a tranquil 2.7 acres. EPC E.

- 3 Bed Owner/Managers Home
- Detached 1 bed bungalow offering potential for multigenerational living STP
- 6 Holiday Cottages
- 3 Lodges
- Indoor Swimming Pool & Games Room
- 2.7 acres in all
- 2.7 miles to Maiden Newton train station
- Freehold

Guide Price £1,250,000

## Stags Holiday Complexes

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## The London Office

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@StagsProperty



**Introduction**

An exciting opportunity to obtain a lifestyle business in the beautiful Dorset Countryside. The courtyard of characterful farm buildings have been beautifully converted and were previously used as successful holiday lets, winning multiple awards including the Trip Advisor Certificate of Excellence award 5 years consecutively. The main house offers a family home, managers accommodation or as a further holiday let. A converted Bungalow has provided multigenerational living for over 10 years and subject to the required consent could continue to be used in this capacity or as a further holiday let/staff accommodation. There are 3 additional lodges which are tucked away behind the holiday cottages leading on to the small enclosed paddock. The property offers a site of just over 2 acres, with a small orchard, woodland and paddock, play areas as well as a games room/studio, and a decommissioned indoor swimming pool. The paddock has 4 electric hook-ups which have been previously used for luxury shepherds' huts. This is a wonderful opportunity to rejuvenate a (potentially multigenerational) home and business that has generated good income levels in the past.

**Situation**

While in the Dorset AONB, the property is conveniently located with easy access to Bristol and London Waterloo with train stations in Maiden Newton, less than 3 miles and Dorchester, less than 12 miles. The nearest village is Cattistock which lies just 2 miles west offering a Church and the Fox & Hounds pub. The larger village of Maiden Newton is 2.5 miles away and benefits from a primary school, church, village hall, pub, restaurant and doctor's surgery. Beaminster is 8 miles away and provides further pubs, restaurants, retail and secondary school. The property is situated 5 miles from the A37, with Dorchester town centre being a mere 11 miles away. Dorchester is a bustling county town with Roman origins, providing a mix of modern and traditional amenities and facilities to include shopping, leisure and retail. The location offers easy access to the Jurassic Coast to the South, a designated world heritage site, as well as popular coastal towns and cities such as Bournemouth, Poole and Weymouth, all within easy reach.

**Owner/Manager Home**

The owner/manager dwelling is a 3 Bedroom property adjoining one of the holiday cottages. The property provides an open plan Kitchen/Dining Room/Sitting room with downstairs cloakroom. Upstairs, you'll find a spacious master bedroom, with en-suite, and 2 further bedrooms with shared family bathroom. The property benefits from lots of natural light and views onto the surrounding countryside.

**The Holiday Cottages**

Centred around a gravel courtyard, there are 5 beautifully characterful south facing cottages, with a further two 3 bed cottages facing west. The cottages comprise of three 3 bedroom, three 2 bedroom and a 1 bedroom cottage. The 3 lodges are privately tucked away behind the holiday cottages, offering a further 3 bedroom, 2 bedroom and 1 bedroom let. The bungalow offers further potential for multigenerational living STP. There is scope to expand the site with the infrastructure in place for 4 additional shepherd's huts with 4 electric hook-ups subject to the necessary consents. The West facing cottage, Divelish, had its planning use changed to shop, reception and treatment room which has potential for change back to holiday cottage subject to consent.

**Leisure Facilities**

The decommissioned swimming pool is conveniently placed close to the holiday cottages. This building offers an exciting opportunity to renovate and redevelop into a spa. Two of the lodges benefit from a private hot tub. The games room, a large wooden hut, provides the perfect space for recreational activities which currently include table tennis and a pool table, with a wood fired pizza oven just outside. Within the grounds is also a children's play area and further smaller timber games room with large TV, card table and smaller children's games, toys etc.







### The Business

The well established and successful business provided holiday accommodation in a desirable holiday destination in Dorset. Bookings came from multiple sources including agent booking sites with a good return rate of custom, especially for the popular lodges. Please visit <https://stay.lancombe.co.uk/home> for more information and photos. Accounts can be made available to bona fide interested parties after a viewing. The business has been recently closed and is not planning to reopen pre-sale.

### Gardens and Grounds

The peaceful grounds provide the perfect space to relax and breathe in the fresh air, with long reaching views of the surrounding countryside. There is an enclosed small paddock perfect for off-lead dog walking, with a small orchard. There is a small woodland providing further respite from the hustle and bustle of city life. A car park provides ample guest parking. The whole site extends to 2.7 acres.

### Services

Mains Electric.

Water via 2 Bore Holes, 1 treatment plant.

Private drainage via Sceptic Tank.

The owners house and cottages in the courtyard are on gas central heating through an LPG tank. The bungalow and lodges are on electric.

The Swimming Pool has an Oil heating system (not currently in use).

### Outgoings

Council Tax - D

Business Rateable Value – £14,800

### Fixtures and Fittings

Only those mentioned in the sales particulars are included in the sale. All others are excluded but may be available by separate negotiation. However, the majority of the furniture, contents, fixtures, fittings and equipment in the letting cottages will be included.

### Rights of Way

The property is sold subject to and with the benefit of any public or private rights of way or bridleways.

### Local Authority

Dorset Council

[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

### Directions

From Dorchester, travel north along the A37 for 3.4 miles. Turn left onto the A365 towards Maiden Newton. Continue along this road for 5.8 miles. Turn right onto Higher Drove, a quiet country lane. Lancombe Country Cottages is the first left.

### Viewings

Strictly by appointment through Stags Holiday Complexes Department on 01392 680058.

### Disclaimer

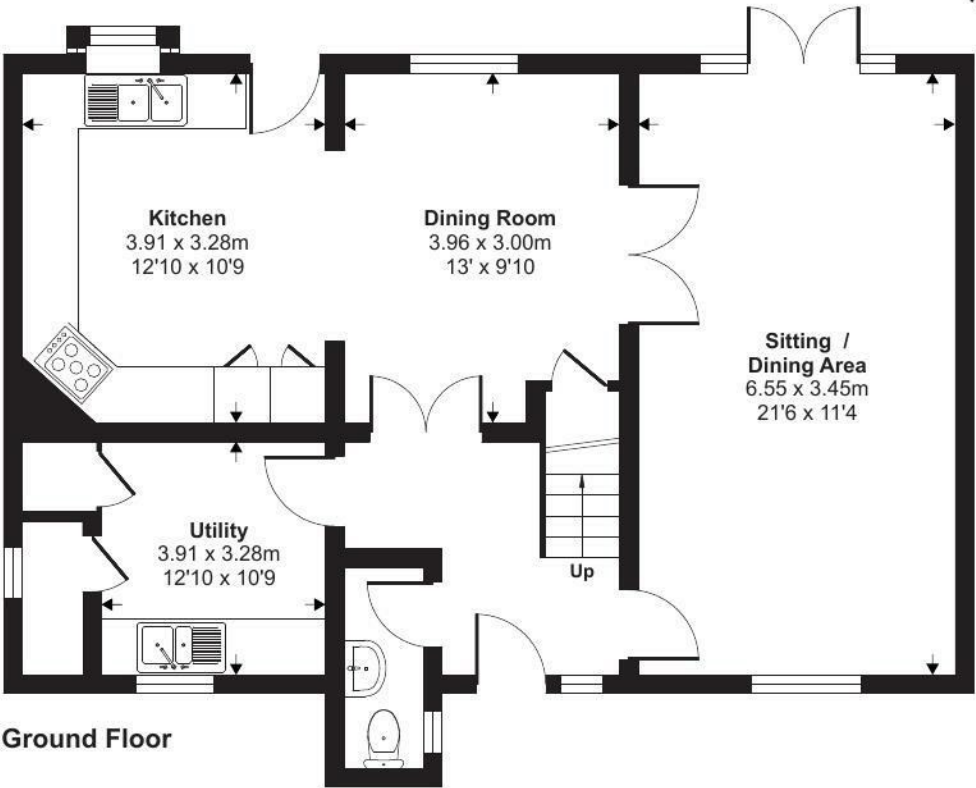
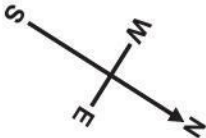
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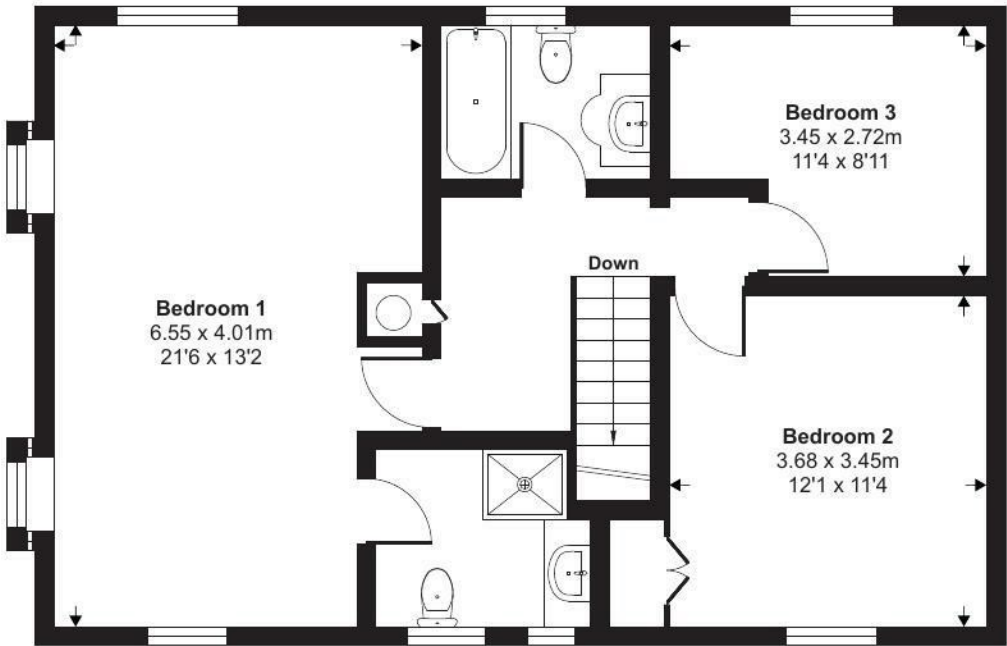


Approximate Area = 1453 sq ft / 134.9 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1116169



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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	61
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC







