



# THE BEAR HOTEL

14 SOUTH ST • WAREHAM • DORSET • BH20 4LT

savills

# THE BEAR

14 SOUTH ST • WAREHAM • BH20 4LT

*“Beautifully restored Grade II Listed, 18th Century Coaching Inn situated within the Saxon walled town of Wareham”*

Beautifully restored Grade II Listed 18th Century Coaching Inn

11 stylish, individually designed en suite bedrooms

Prominent high street position

Boutique bar and restaurant

Private dining room

Courtyard

Cottage offering an exciting development opportunity

Staff bedroom

Freehold

Wareham town centre 0.2 miles • Bournemouth 15 miles

Dorchester 16 miles • Sherborne 32 miles

(all distances are approximate)



## ISLE OF PURBECK

The Isle of Purbeck is a peninsula located in south Dorset, home to some of the country's most well-loved towns and landmarks including Swanage (9 miles), Lulworth Cove (9 miles), Corfe Castle (4 miles) and Durdle Door (10 miles). Wareham is 8 miles southwest of Poole.

As the gateway to The Purbecks and one of the few remaining walled Saxon towns in England, Wareham makes a fantastic base to explore the area rich in history and scenery.

## CONNECTIVITY

The Bear occupies a prominent position on South Street, the principal street in Wareham. The Bear benefits from excellent connectivity, with the A351 and A352 passing through the town, and the A35 approximately 4 miles away. Wareham Train Station is 0.7 miles to the north of the property, and offers a direct line to London Waterloo (journey time circa 2 hours 20 minutes). Bournemouth Airport is 17.5 miles away and offers domestic and continental flight routes.



## HOTEL

Constructed in 1852, The Bear is a Grade II Listed Coaching Inn that has been thoughtfully restored during its current ownership. Many of the property's original features are present, including high ceilings, large Georgian windows and wooden paneling.

The property comprises 11 en suite bedrooms that have been individually designed, popular restaurant and welcoming bar. In addition, there is a function room, courtyard and staff bedroom. To the rear of the property is a cottage which provides an exciting development opportunity.



## ACCOMMODATION

The beautiful en suite bedrooms are all individually designed and each one is as unique as the bears they have been named after. Each bedroom marries modern comfort and heritage charm, with large beds, rainfall showers and original features.

A breakdown of the room categories has been provided below:

ROOM CATEGORY	QUANTITY
Super King	8
King	3
Total	11

There is one staff bedroom.



## FOOD & BEVERAGE

The front of the property provides the main bar area with a private dining room, known as the Library, positioned opposite.

At the rear of the property is the commercial kitchen which abuts the Green Room and restaurant/café. A total of 75 covers are provided here. The glass doors can be opened up onto the courtyard to provide al fresco dining.

At the basement level is an extensive cellar.

