

**FOR SALE**



## **WEST LULWORTH HOUSE** MAIN ROAD, DORSET, BH20 5RQ

### + Beautiful Victorian Hotel

- 22 well-presented en suite bedrooms majority with sea views
- Picturesque village location on Dorset's iconic Jurassic Coast
- Beautifully positioned 200 yards from Lulworth Cove
- Rare investment / development (STP) opportunity
- Site extends to approx. 0.52 acres
- Guide Price £2,200,000
- Unconditional offers invited





## LOCATION

West Lulworth is a picturesque Dorset village on the Jurassic Coast, located a short walk from the world-renowned visitor attractions of Lulworth Cove and Durdle Door. As a result, the local area is very popular with walkers, bird-watchers and fossil hunters and draws visitors throughout the year. The property is positioned between Weymouth to the west and Wareham to the east and West Lulworth is accessed via the A352, which is approximately 3 miles to the north.

## DESCRIPTION

The main building is believed to date from 1881 and has been constructed in brick beneath a pitched tile roof. Due to the typography of the site the property has effectively been constructed over three levels plus attic accommodation. A single storey 'orangery' extension has been constructed with a flat roof. A modern two storey cottage, The Purbecks, sits adjacent to the main building and is of brick construction under a pitched slate roof. At the upper level of the site are a number of temporary structures one of which houses the plant for the swimming pool.



## ACCOMMODATION

### Ground

A porch entrance provides access into a hallway from which the ground floor accommodation is accessed. The public areas include a small residents' lounge, which leads through to an open plan bar and dining area together with soft seating. The dining area has scope for circa 36 covers and there is soft seating for a further 25 covers. Immediately to the rear of the bar is a commercial kitchen which is arranged in two rooms, at split levels. The kitchen is well equipped and benefits from overhead extraction. Directly off the entrance hallway are two letting rooms. To the rear of the ground floor is an office. Additional ancillary accommodation at ground floor includes WCs and a store room.

### Lower Ground

Accessed internally are two letting bedrooms, with external access leading to a further bedroom at this level.

### First Floor

The first floor accommodation is arranged over three split levels. At the top of the stairs is a landing which provides access to two split levels, accommodating a total of 12 letting bedrooms. At a mezzanine level is a staff WC, store room and laundry area.

### Second Floor

At second floor level is a further en suite bedroom.

### Outbuildings

A detached cottage, The Purbecks, provides further guest accommodation. The ground floor is arranged as a heated boot room, together with two en suite letting bedrooms. At first floor there are three further letting bedrooms.

### External

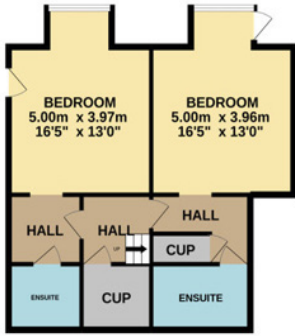
A tarmac car park to the front of the property provides parking for guests. To the rear of the property is a decked and paved guest terrace and a number of further terraced levels provide shrubs and lawned gardens. A heated swimming pool lies at the rear of the site and has its own seating area.



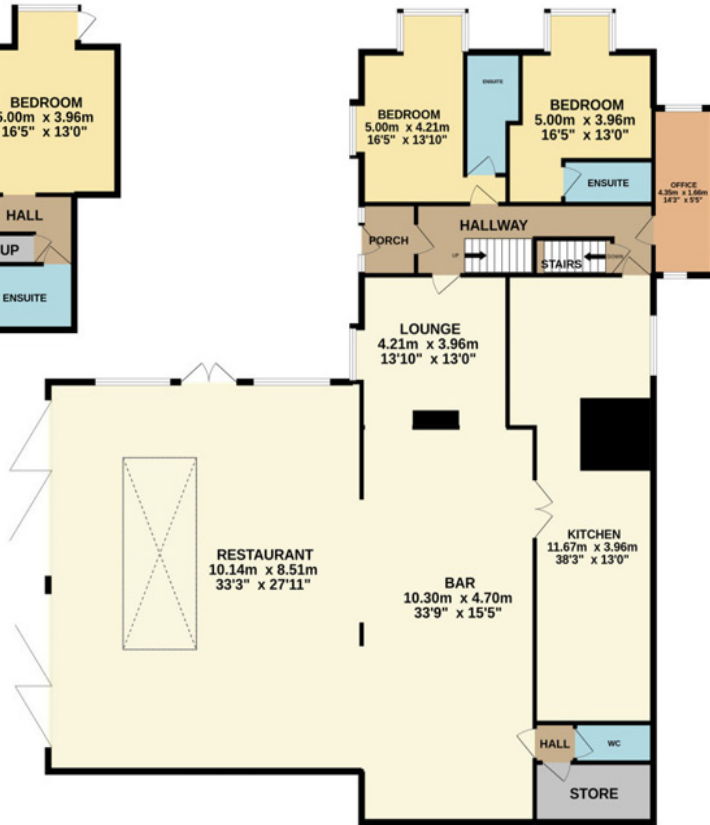


# West Lulworth House

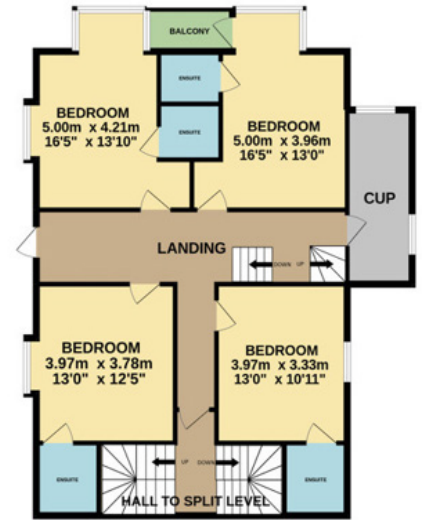
Lower Ground Floor



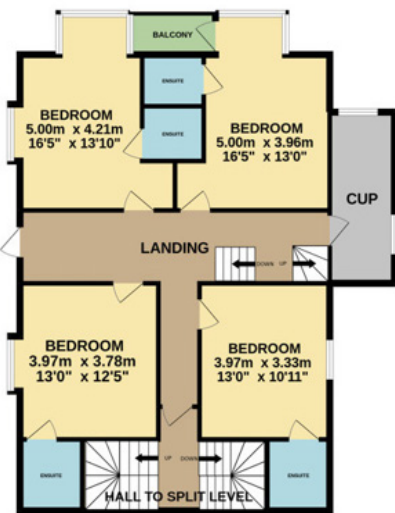
Ground Floor



First Floor



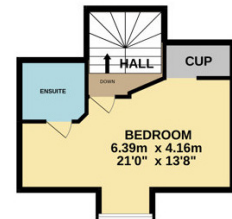
Lower First Floor



Upper First Floor

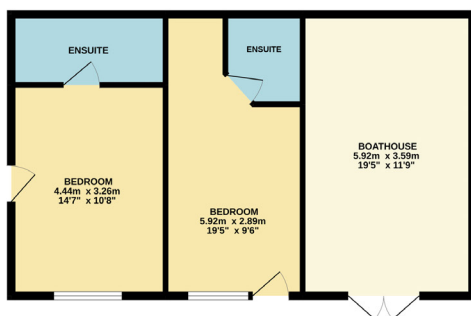


Second First Floor

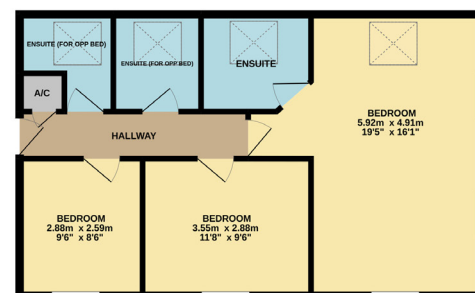


# The Purbecks

Ground Floor



First Floor



For identification purposes only. Not to scale and not to be relied upon.

## LICENSING

A Premises Licence permitting the following licensable activity prevails:  
Sale of Alcohol: Monday to Sunday 08:00 - 01:00

## BUSINESS RATES

Rateable Value - £18,500 as stated by the Valuation Office Agency.

## EPC

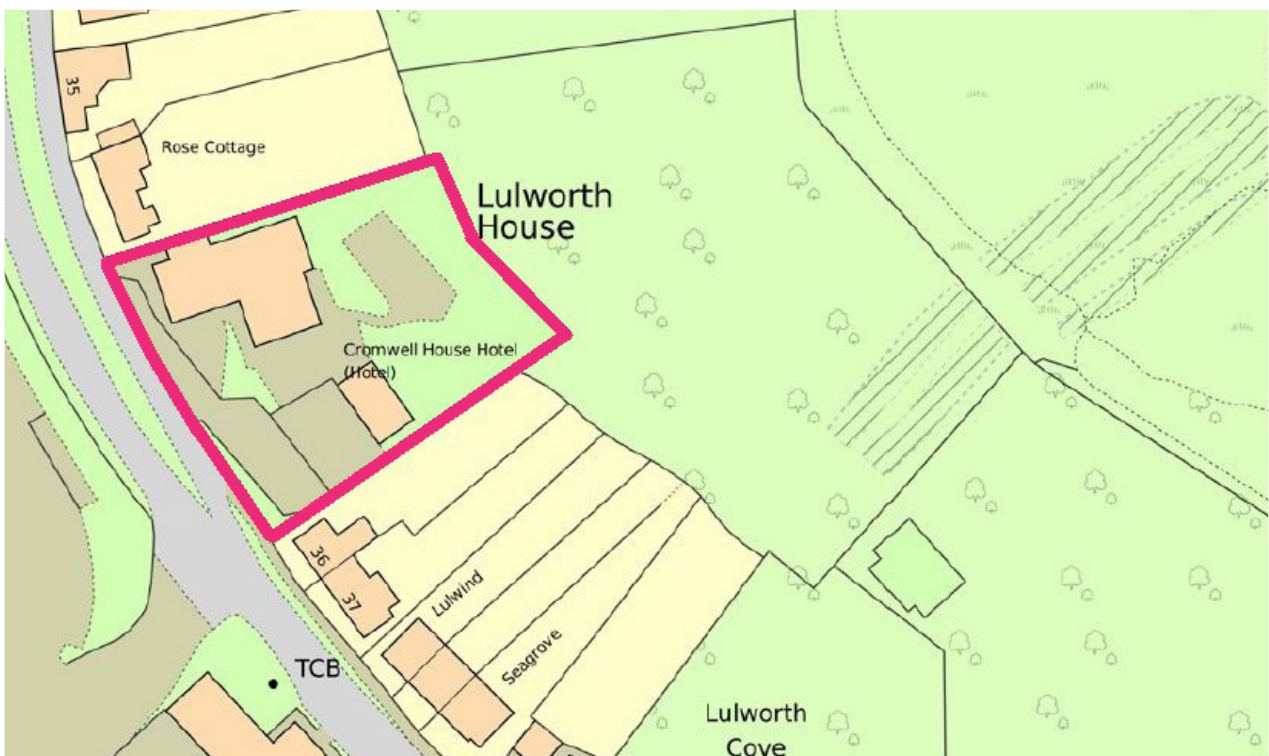
Asset Rating: West Lulworth House C(58)      The Purbecks B(45)

## SERVICES

The property benefits from mains electricity, water and drainage. The main building is heated by way of an oil fired boiler and air-conditioning units, the detached outbuilding is heated by way of LPG storage container within the grounds. The kitchen is also fed from the same LPG storage container.

## OPPORTUNITY

According to Dorset Guide, Lulworth Cove attracts an estimated 500,000 visitors each year. West Lulworth House is positioned opposite the main car park serving the area and therefore the premises offer a unique opportunity to benefit from the high footfall. The previous business, a holiday cooperative, operated the country house hotel to patrons only, offering members and guests full board along with guided and self-guided walking and activity holidays. An incoming hotelier will be well placed to take full advantage of the aforementioned number of visitors and demand for accommodation, while also serving food and drink to 'non-patrons'.



## TENURE

Freehold with vacant possession.

## TERMS

We are inviting offers in excess of £2,200,000 for the property, complete with trade contents and vacant possession on completion.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. Prospective purchasers should consult their accountant for professional advice in this respect.

## MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

## VIDEO

[Click HERE](#) for an aerial video showcasing the property and location.



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