



# THRIVING RESTAURANT / PUBLIC HOUSE with HIGHLY RATED HOLIDAY LODGES

**Offers Over £500,000** Freehold

THRIVING BUSINESS with FREEHOLD RESTAURANT/ PUBLIC HOUSE in PICTURESQUE DORSET VILLAGE with SEVEN HIGHLY RATED SPECIALITY ENSUITE LODGES, STUNNING VIEWS, WITH BED and BREAKFAST option, open air covered veranda , snug bar, OWNERS TWO BED ACCOMODATION , in extensive grounds and AMPLE PARKING

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## HIGHLY REGARDED RESTAURANT / PUBLIC HOUSE with HIGHLY RATED HOLIDAY LODGES providing HEALTHY INCOME

This outstanding freehold business is located in the HEART OF DORSET in the picturesque village of CHESELBOURNE. It is just outside Dorchester, where there are train routes running to BOURNEMOUTH, SOUTHAMPTON, WINCHESTER and LONDON WATERLOO. Perfectly located for Wimborne, Cerne Abbas, and the stunning Jurassic coastline of Dorset. This location is a walking and cycling paradise and centrally located for a staycation holiday in this beautiful county of Dorset. The business is run at the highest standard, and could be developed to a SPECIALITY GASTRO RESTAURANT or perhaps a WEDDING VENUE, as the LODGES bring many opportunities to diversify if required.  
CASH BUYERS PREFERRED.

### Front of Property

Central steps to the front door

### Front Seating

Outside raised seating area with lovely countryside views

### Conservatory

Expansive front aspect casual dining room with 34 covers, wood flooring, exposed brick and flint walls, double glazed windows to the front which take advantage of open aspect views. There is a warm, relaxed atmosphere with twin double doors to both sides and steps leading to the kitchen

### Olde English Bar

- 7.01m x 5.18m (- 23' x 17' )

This lovely, snug bar is charming! There is a wonderful seating area with 14 covers, comprising of 'high tables', bench seating, and seating for dogs! surrounding the focal area of an enclosed stove. The deep, oversized wood bar is fully stocked with a comprehensive range, storage, shelving, attractive wood panelling, quarry style tiled flooring, intimate lighting, radiator, front aspect window overlooking the conservatory.

### Relaxed Lounge

- 7.62m x 5.49m (- 25' x 18' )

Triple, front aspect double glazed windows with outstanding countryside views has 24 covers, 3 radiators, library area, bench seating and relaxed low-level seating, double glazed dual doors to the Veranda, the stairway leads down to kitchen and bar area.

### Guest Cloakrooms

#### Inner Lobby

Rear aspect double glazed window, large double storage cupboard, access to loft, door to:-

#### Ladies Toilet

Front aspect double glazed window, twin sinks set in an attractive wood dresser, radiator, spotlighting, 2 guest toilets, mainly tiled and with one having a front aspect double glazed window

#### Disabled Toilet

Low level WC, wash hand basin

#### Men's Toilet

Side aspect double glazed frosted glass window, fully tiled walls, radiator, urinals, sink unit.

### Veranda

- 11.89m x 5.79m (- 39' x 19' )

Open air covered veranda providing alfresco dining area with seating for 40 people and glass frontage, outside lighting, wooden decking, outstanding countryside views and perfect area for an entertaining venue.





### Rear of Veranda

There is further hardstanding for owners parking which leads to a large water butt and space for bins. This leads through to:-

### Service/Washroom

This is a part open, large cabin, housing freezers, washing machine and stock, with a large functional drying area and lockable cabin to the rear.

### Lockable Cabin

Currently housing bikes and a motorbike.

### Kitchen

A comprehensive working kitchen with stainless steel sink unit with mixer taps and drainer, range of eye and base level units, shelved storage room, several fridges, Thornhill Eco Range cooker incorporating 5 ovens. This kitchen is a chef's paradise!

### Work Room

Rear aspect room with double glazed windows, stainless steel double drainer, double sink unit, ample work surfaces for preparing food, space for fridge freezers. There is direct access to the owner's accommodation and rear access via steps to the Service Washroom.

### Further Facilities

#### Cold Room Cellar

- 3.66m x 1.83m (- 12' x 6' )

With direct access from the bar, and direct access to the front of the property. Ramp for barrels

#### Outside Storage

- 3.66m x 2.44m (- 12' x 8' )

With shelving and rear access with a front slope for barrels, outside lighting.

### Front Hardstanding

Own car park, the width of the frontage of the property for numerous cars

### Own Driveway

To the right-hand side of the property, leading to cabins that provide vehicular access.

### Owners attached accommodation

#### Lounge

- 4.88m x 4.27m (- 16' x 14' )

With inset fire place housing stove, through to:-

#### Kitchen /Diner

- 4.88m x 2.74m (- 16' x 9' )

Fitted with eye and base level units, sink unit with mixer tap, space for dishwasher, extractor, rear aspect double glazed window, space for dining table, front aspect double glazed window, double glazed door to the front patio

### Stairway to 1st Floor

With rear aspect double glazed window

#### Bedroom 1

- 3.96m x 3.96m (- 13' x 13' )

Front aspect room with double glazed window, radiator, access to loft.

#### Dressing Room

With hanging space and inset lighting

#### Bedroom 2

- 3.66m x 2.74m (- 12' x 9' )

Front aspect room with double glazed window providing countryside views, radiator, access to loft

### Bathroom

Modern suite comprising of panel enclosed bath with mixer tap shower over, shower screen, vanity wash hand basin, concealed low-level WC, tiled walls, rear aspect double glazed window with frosted glass, deep sill, towel rail, inset lighting

### Seven speciality elevated wood cabins

Recently built and all with outstanding countryside views. Each cabin



has gas central heating and are serviced by a septic tank. Each cabin comprises of:-

**Cabin**

- 3.05m x 2.44m (- 10' x 8' )

Front aspect double glazed windows, radiator, wall lighting, wood-panelled walls.

**Ensuite Shower Room**

- 2.44m x 1.22m (- 8' x 4' )

Modern suite comprising of vanity wash hand basin, low-level WC, front aspect double glazed window, fully enclosed shower, towel rail, wood-panelled walls,

**Rear**

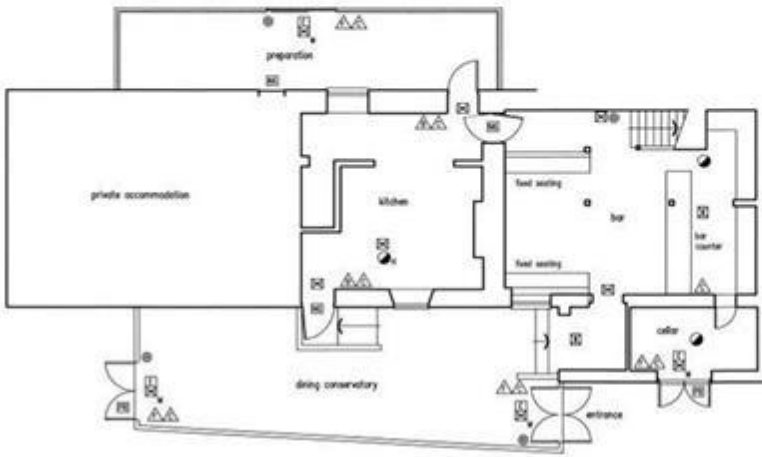
There are extensive, elevated grounds to the rear, providing ample parking, with lots of space surrounding the cabins. There is an enclosed composting area to the rear.

**Additional information**

The property is serviced by oil heating. There are two new septic tanks. The cabins are serviced by gas central heating.



first floor plan



ground floor plan

KEY TO FIRE SYMBOLS

- SMOKE DETECTOR
- HEAT DETECTOR
- ⊞ DOOR FITTED WITH PUSH BAR
- ⊞ EMERGENCY LIGHT
- ⊞ MANDATED EMERGENCY EXIT LIGHT
- ⊞ THE DOOR - KEEP CLEAR NOTICE
- ⊞ KEEP LOCKED SHUT WHEN NOT IN USE NOTICE
- ⊞ THE DOOR - KEEP SHUT NOTICE
- VISUAL ALARM BEACON
- ⊞ BREAK GLASS CALL POINT
- ⊞ CO2 EXTINGUISHER
- ⊞ FOAM EXTINGUISHER
- ⊞ FIRE BLANKET

scale 1:100

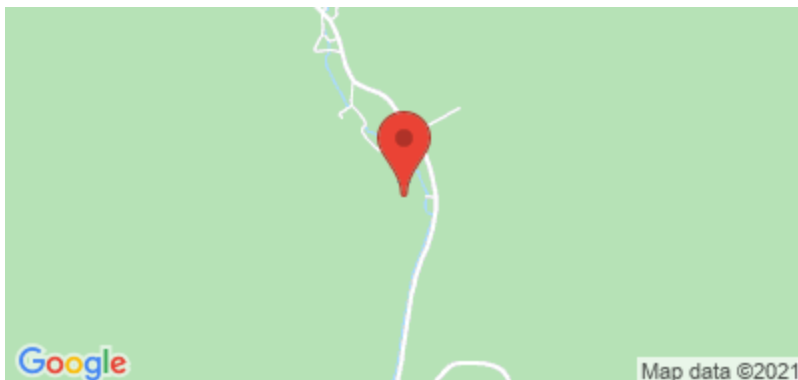
the rivers arms  
cheselbourne  
dorset  
dt2 7nw  
for  
mr v & mrs a wyle

floor plans  
licensing

dwg no 1180/01

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Robert Rowley 01202 848321  
Design & Architecture



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