



Westholme Lodge

MINEHEAD, SOMERSET

Carter Jonas | Simply better
property advice

WESTHOLME LODGE
11 TOWNSEND ROAD
MINEHEAD
SOMERSET
TA24 5RQ

**Established and profitable
holiday letting business,
specialising in large groups.**

Westholme Lodge is an established holiday let located in the Victorian seaside town of Minehead within walking distance of the beach and town centre.

- Sleeps up to 14 guests in 7-bedrooms.
- Dining room with seating for 14 guests.
- The business specialises in large groups such as anniversaries and corporate events.



Sitting Room



Kitchen/Breakfast Room

LOCATION

Westholme Lodge is located ½ mile from the town centre, ¾ miles from the seafront and within walking distance of the South West Coast Path and Minehead's amenities and facilities.

Minehead is home to the West Somerset steam railway which is a popular tourist attraction and offers a full range of amenities and facilities including schools and supermarkets.

Minehead is known as the 'Gateway to Exmoor' which makes it an ideal base to explore Exmoor National Park with its high open moorland such as Dunkery Beacon and the dramatic sea cliffs at Lynmouth. The West Somerset coastline including the picturesque former fishing village of Porlock Weir and the harbour town of Watchet are nearby.

Dunster medieval village (2½ miles) is a popular tourist destination due to its yarn market and National Trust castle.

Taunton, the county town of Somerset is 25 miles to the South East and gives direct access to the M5 motorway at J25 and has a mainline railway station with service to London Paddington.

THE BUSINESS

Westholme Lodge is a recently refurbished, established and profitable holiday let that has been in the same ownership since 2016. The business specialises in large groups for holidays, anniversaries, special birthdays and corporate events.

The property is rated 5* by TripAdvisor and is advertised via their own website: Westsomerholidays.co.uk along with Sykes Cottages, Airbnb, Booking.com, vrbo.com, Lastminute-cottages.co.uk, Selfcater.com and mycottageholiday.co.uk.

The linen, catering and other services are currently outsourced.

There is a key-safe for guests on arrival and the cleaners help with changeovers, meaning the property could be run remotely as a holiday letting investment.

Gross turnover of £19,004 year ending April 2020. The business is not VAT registered. Trading information can be provided to bona fide purchasers.

The property is for sale due to personal circumstances and the current owner has refurbished the property fully as a long-term project with a 10-year plan to run the business.

All bedrooms have bedside cabinets with lamps, complimentary soaps, Egyptian cotton sheets, pillowcases and towels plus duck down duvets. The bedrooms have USB charging points next to the beds and cots are available if required.

WESTHOLME LODGE

Entrance porch accessed via a wooden glazed door. Original quarry tiled patterned floor. Windows to side and rear. Wooden door into:-

Hall. Stairs leading to first floor accommodation and doors leading to kitchen/breakfast room, snug, dining room and sitting room.

Sitting room accessed from the hall with bay window to front. Sofa and seating for up to 9 adults plus beanbags, 42" smart TV with surround-sound, DVD player and a small library of DVDs. Open fireplace with wooden surround and cast iron iron original fireplace with tiled hearth. Picture rail.

Dining room with bay window to front. Large hardwood rectory table and matching chairs for 14 guests allowing large groups to dine together. Glazed door leading out onto a decking area for alfresco dining.

Kitchen/breakfast room accessed from hall. Recently refurbished with a stone tile floor. The breakfast area has a kitchen table, brick

open fireplace with slate hearth housing a contemporary cast iron woodburning stove and painted wooden panelling. Central butchers block island. Spotlights. Base cupboards and drawers with wooden worksurfaces with Belfast sink unit and white ceramic drainer. Stainless steel Range cooker with gas hob and matching stainless steel cooker extractor hood. Microwave oven. Dishwasher. Opening through into:-

Utility room with a stainless steel Smeg Range cooker with 2 ovens and 6 gas burners. Bluetooth amplifier connected to wall-mounted speakers for music.

Rear hall with wooden door to outside and door into cloakroom with a white suite of Victorian style WC with high level cistern, wash hand basin and metro-style ceramic tiles.

Snug with UPVC double glazed French doors leading out onto the raised decking area for alfresco dining. Two-seater sofa, beanbags and small table and chairs for younger children. Wall-mounted flat screen TV. Range of games for all ages.

First floor landing with window to side and built-in airing cupboard. Cloakroom with a white close coupled WC and window to side.

Bedroom 1 (super-king) known as "Lynmouth" with windows to front and side and picture rail. Furnished in the French style with Louis Philippe furniture. En-suite bathroom of close coupled WC, wash hand basin in vanity unit with drawers below, panelled bath with hand shower, separate walk-in shower cubicle and ceramic tiles to floor and walls. Window to side.

Bedroom 2 (king) known as "Lynton". Victorian style room with windows to front and side, picture rail and Victorian wash hand basin. Original Edwardian cast iron fireplace with wooden painted surround and tiled hearth.

Bedroom 3 (double) known as "Bilbrook" with

window to side and picture rail. En-suite shower room of close coupled WC, wash hand basin in modern vanity unit with drawers below and glass screened shower cubicle with ceramic tiles to wall and ceiling.

Bedroom 4 (twin) known as "Woodcombe" with window to rear with sea views and pedestal wash hand basin. Nautical theme.

Bathroom accessed from the landing with a panelled bath, pedestal wash hand basin and window to rear. Monochrome metro-tiles and period towel rail.

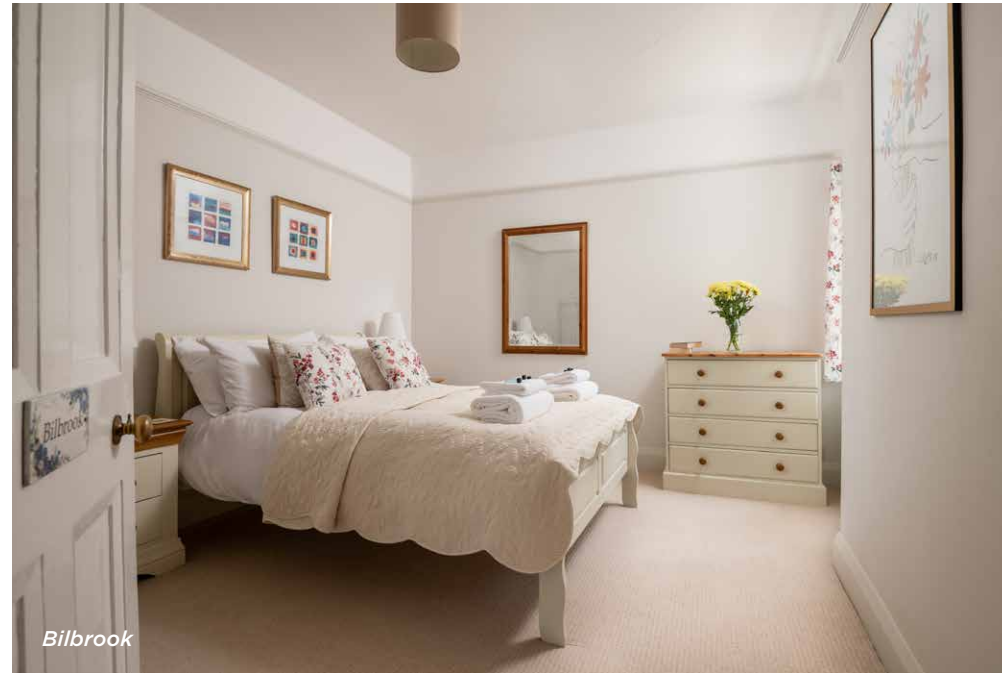
Second floor landing with window to side.

Bedroom 5 (super-king) known as "Dunster" with a rustic theme and walk-in dormer bay window to side. Limited eave height in part. Could be configured as a twin if required.

Bedroom 6 (family) known as "Selworthy" configured as a king-size room with single day bed. Window to rear with sea views. Limited eave height in part. Access to roof void.

Bedroom 7 (single) known as "Porlock" with walk-in dormer window to side and limited eave height in part. Views of North Hill and St. Michael's Church.





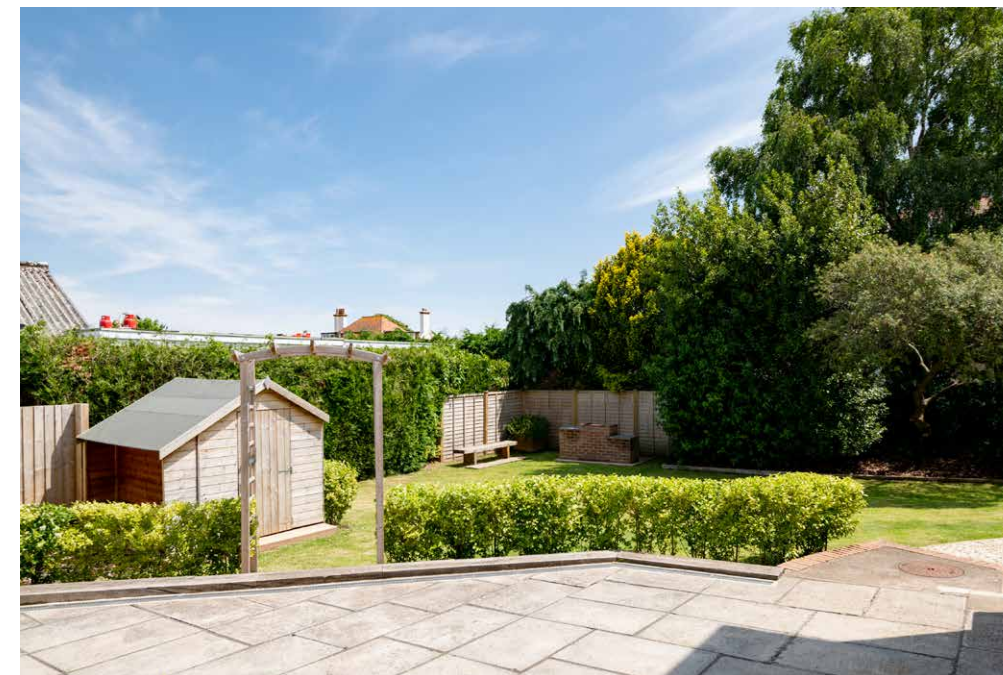
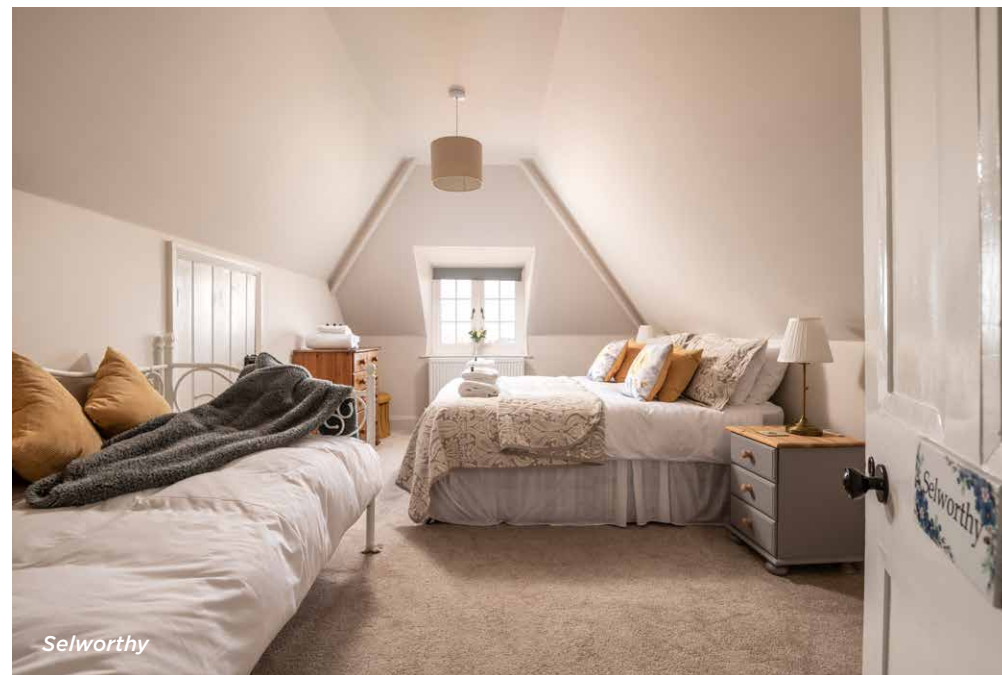
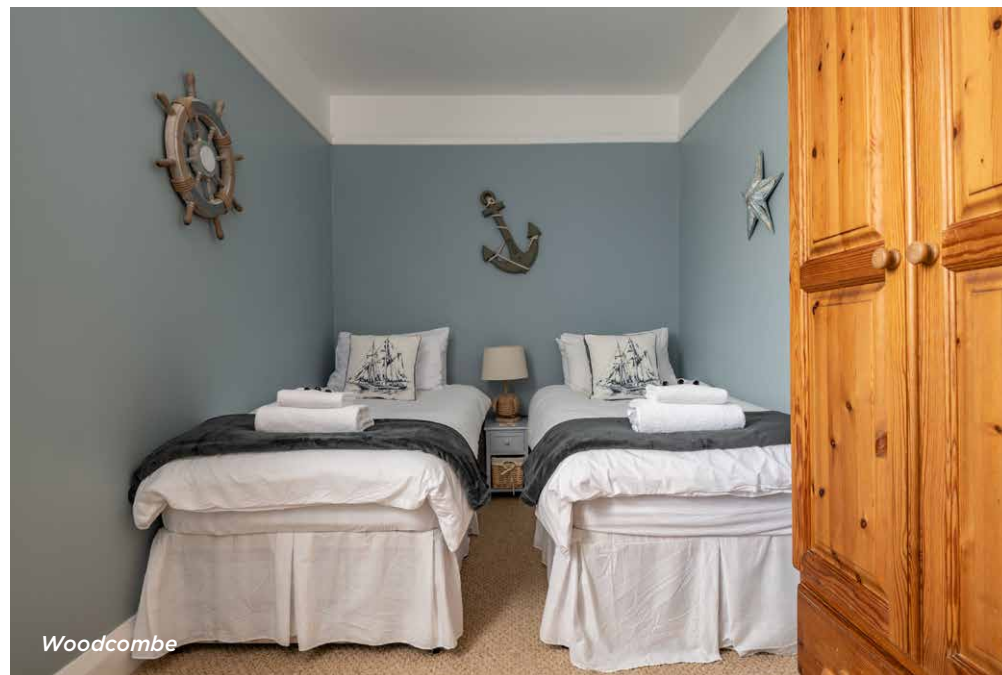
OUTSIDE

Rear and side gardens wrap around the house on 3 sides and are laid mainly to lawn. The covered veranda provides shade and shelter. To the side is a new timber decking area for alfresco dining with built-in floor lights. The decking is accessed via the dining room and snug.

Outside the kitchen window and accessed from the rear hall is a gravelled area with tables and chairs sited to make best use of the morning sunlight for breakfast.

At the bottom of the garden is large brick-built BBQ and sleeper bench for guests to enjoy. Timber garden shed for storage with adjoining log store.

Detached double garage with up and over door, power, lighting and window to side.



METHOD OF SALE

The property is offered for sale by private treaty, inclusive of trade inventory to include furnishings, equipment, fixtures and fittings within the property and in relation to the business, excluding any personal items.

TENURE & POSSESSION

The freehold interest is being offered with vacant possession on completion.

EPC RATING

EPC rating D.

LOCAL AUTHORITY

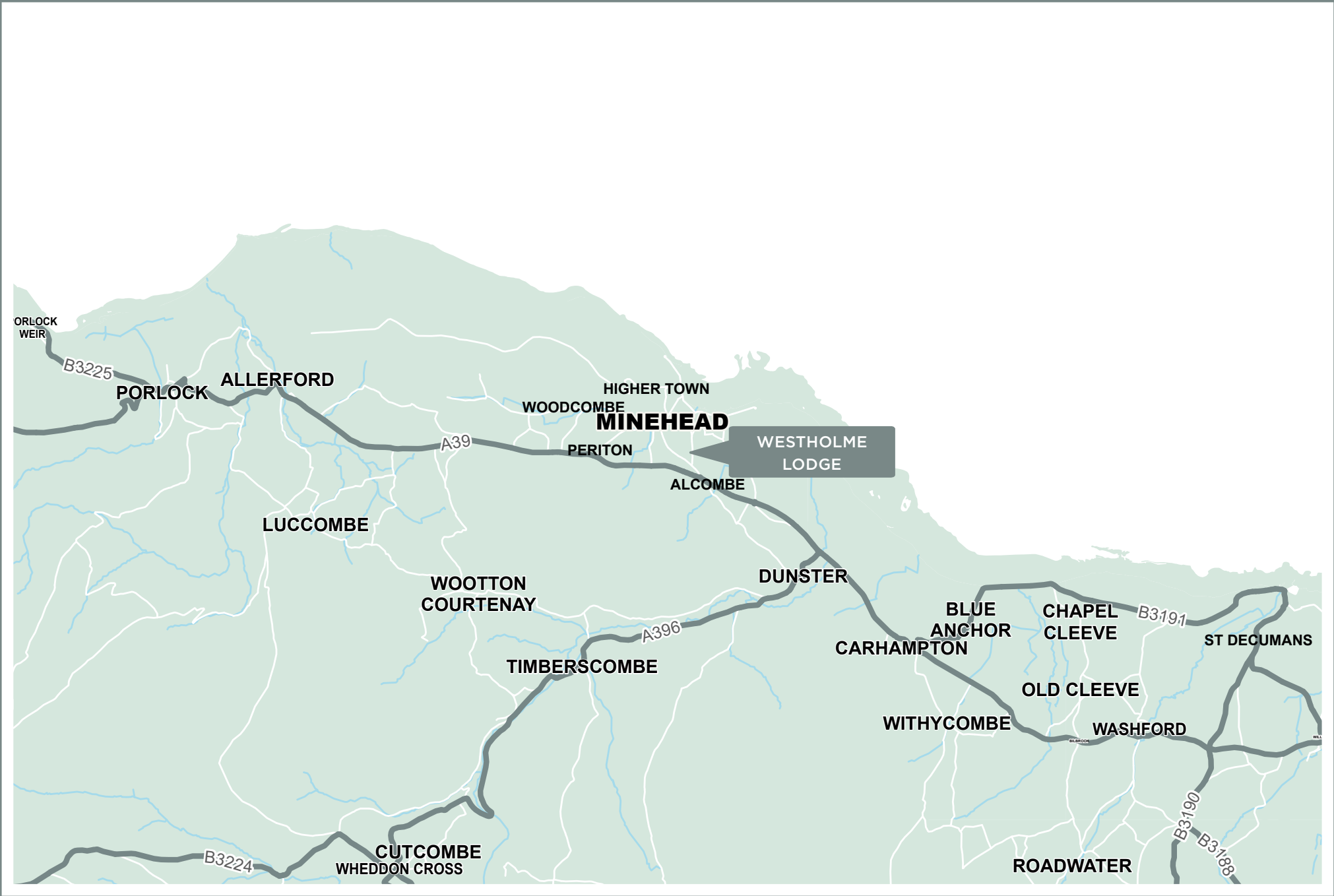
Somerset West and Taunton Council
somersetwestandtaunton.gov.uk

VIEWINGS

Strictly by appointment with agents
Carter Jonas.



///refreshed.farmed.regress



WESTHOLME LODGE
11 TOWNSEND ROAD
MINEHEAD
SOMERSET
TA24 5RQ

The floor plan shows a 2-bedroom house with the following rooms and dimensions:

- W/C** (Toilet)
- UTILITY**: 14'5" x 9'2" (4.4m x 2.8m)
- KITCHEN / BREAKFAST ROOM**: 20'4" x 11' (6.2m x 3.35m)
- RECEPTION HALL**
- SNUG**: 11'1" x 11' (3.38m x 3.35m)
- SITTING ROOM**: 15'11" x 15'10" (4.85m x 4.83m)
- DINING ROOM**: 16' x 13' (4.88m x 3.96m)
- UP** (Stairs to upper floor)
- DOWN** (Stairs to lower floor)
- DOOR** (Main entrance)

The floor plan shows a central hall (HALL) with a staircase leading up and down. The layout includes four bedrooms, two bathrooms, and two en-suites. The dimensions for each room are provided in both feet and inches, and meters and centimeters.

Room	Dimensions (ft x in)	Dimensions (m x cm)
BEDROOM 1	15'11" x 12'11"	4.85m x 3.94m
BEDROOM 2	15'11" x 13'	4.85m x 3.96m
BEDROOM 3	12'1" x 11'2"	3.68m x 3.4m
BEDROOM 4	14'7" x 7'7"	4.45m x 2.31m
BATHROOM	7'6" x 5'8"	2.29m x 1.73m
EN-SUITE (Bedroom 1)	11' x 5'11"	3.35m x 1.8m
EN-SUITE (Bedroom 3)	11'1" x 4'9"	3.38m x 1.45m

Other features include a central hall, a staircase with 'UP' and 'DOWN' directions, and a central entrance area with a striped pattern.

The floor plan shows three bedrooms and a central staircase area. Bedroom 6 is at the top, Bedroom 5 is on the right, and Bedroom 7 is at the bottom left. The staircase is located between Bedroom 6 and Bedroom 7, with three 'DOWN' arrows indicating the direction of travel. A hatched area is shown between Bedroom 5 and Bedroom 7, likely representing a wall or partition.

BEDROOM 6
16' x 10'8"
(4.88m x 3.25m)

BEDROOM 5
16'1" x 12'11"
(4.9m x 3.94m)

BEDROOM 7
12' x 9'
(3.66m x 2.74m)

DOWN

DOWN

DOWN

SECOND FLOOR



LEISURE

01823 428 590 | leisure@carterjonas.co.uk
07968 216 596 | stephen.richards@carterjonas.co.uk
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

LONDON

020 7493 0676 | mayfair@carterjonas.co.uk
18 Davies St, London W1K 3DS

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.