

The Travellers Rest, Farm Cottages and Caravan Site | Bridport, Dorset | Carter Jonas

Farm Cottages and Caravan Site
The Travellers Rest
Dorchester Road
Bridport
Dorset
DT6 4PJ

Holiday cottage complex and caravan site located 4 miles from the Dorset coastline with panoramic countryside views. The popular market town of Bridport is 3 miles away with beaches of Burton Bradstock and the seaside village of West Bay only 4.5 miles away.

The Travellers Rest provides a 6-bedroom owner's farmhouse.

Farm Cottages provides a pair of semi-detached 2-bedroom cottages, a detached 1-bedroom cottage and a detached 3-bedroom cottage.

The site has panoramic countryside views over the Dorset countryside and towards the coast.

The caravan site is licensed for 6 touring caravans and offers caravan storage for 12 on site and is easily accessible via the A35. The property extends to 4.29 acres in total.







Location

The Travellers Rest is located 3 miles from the market town of Bridport and is easily accessible from the A35 Bridport to Dorchester Road. The property is set on the hillside overlooking the surrounding countryside and towards the coast, only 4 miles away.

The property is located within the Dorset National Landscape, with the Dorset coastline, known as the Jurassic Coast, now having World Heritage status. Bridport offers a full range of amenities and facilities, including supermarkets, schooling, a cinema, shopping and restaurants, along with the Bridport and West Dorset Golf Club.

Dorchester is the county town, some 11 miles away, offering further amenities and facilities, including a hospital and railway station with London service.

The property has direct access onto the A35 to explore the Dorset and East Devon coastline with resorts of Lyme Regis, Sidmouth, Budleigh Salterton, West Bay and Weymouth being close by. The picturesque villages of Lulworth Cove, Beer and Branscombe are easily accessible.

Local beaches such as West Bay, Burton Bradstock, Cogden and West Bexington are popular beaches locally being part of Chesil Beach along with Charmouth are well-known for fossil hunting.

Tourist attractions locally include Abbottsbury, with its priory, swannery and subtropical gardens, which makes a popular day trip within the area.

Other local attractions include Ford Abbey, the National Trust properties of Hardy's Cottage, Corfe Castle, Cerne Abbas (famous for its chalk giant carved out of the hillside) and the pretty village of Colyton, famous for its tramway to the coastal resort of Seaton.

All weather attractions of Monkey World, Wareham and the Tank Museum at Bovington are popular with guests.

There are golf courses at Bridport, Lyme Regis and Honiton, with sailing or boating along the coastline available at West Bay, Lyme Regis, Weymouth and Axmouth.

The Business

The business comprises a combination of self-contained holiday cottages, a caravan site licenced for 6 tourers, and caravan storage, all contributing to an established and profitable business. The West Dorset countryside and Jurassic coastline makes the site a popular tourist location.

The current owners let out the holiday letting cottages via Sykes Holiday Cottages coupled with their own website: www.farmcottagestravellersrest.co.uk. In addition, they promote the business through social media including Facebook and Instagram.

The gross turnover from the business year ending March 2026 was £101,335 and year ending 2025 was £89,198.



The Travellers Rest - Farmhouse

Period, two-storey, 6-bedroom farmhouse with panoramic countryside views over the Dorset countryside.

The accommodation on the ground floor provides a utility room which leads into the kitchen/diner with a space for a wood burning stove and windows with panoramic countryside views over the valley. The kitchen leads into the hall with stairs to first floor accommodation and access to a cloakroom and an inner hall with a wet room. The inner hall also has a rear door leading out onto the courtyard. The inner hall and the wet room have previously been used by the caravan site.

From the hall there is access into the boot room which leads to the front door of the property. There is an open plan sitting/dining room with beamed ceiling, spotlights, bay window and fireplace.

At the first floor, the landing provides access to 6-bedrooms and a family bathroom. There is potential to convert bedroom 5 into an en-suite for bedroom 4, subject to gaining the necessary consents.

Outside to the front side of the property is a patio area with countryside views over the valley. There is a private driveway and parking area at the side of the farmhouse shared with The Old Dairy Cottage. The front door leads into the boot room via a lean-to used as a log store.

The rear courtyard is enclosed and is private to the main house and gives access to the top of the site where there is a separate garden area which previously had a vegetable patch. Within the courtyard is an open fronted barn acting as a carport with an enclosed workshop area and an additional lean-to barn used by the business.







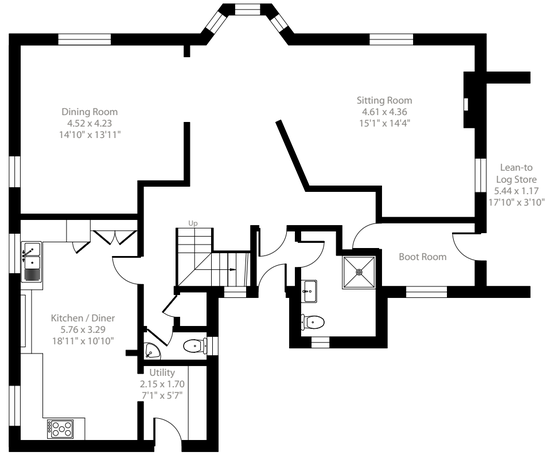




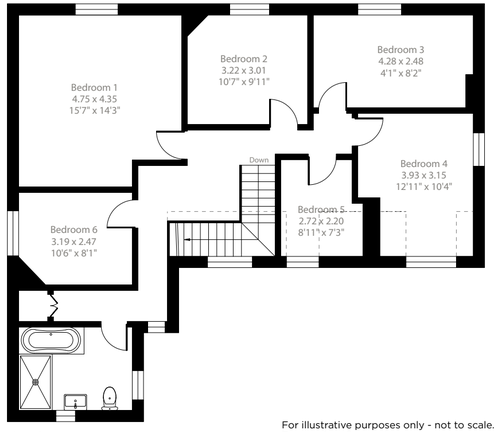
Floorplan

The Travellers Rest
Dorchester Road
Bridport
Dorset
DT6 4PJ

Approximate Area:
2039 sq ft / 189.4 sq m



Ground Floor



First Floor

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances and other features are approximate only.

The Cottages

There are four cottages in total, two detached cottages known as The Sty and The Old Dairy, and a pair of semi-detached cottages known as The Linhay and Barton Cottage. Each cottage has a contemporary style and offers pet-friendly holidays.

The Old Dairy (sleeps 6)
Two storey detached stone cottage, ideal for families and groups providing accommodation on the ground floor of sitting room and separate kitchen/diner. At first floor, three bedrooms and a bathroom. To the side of the cottage is an enclosed patio area with seating with a high degree of privacy.

The Sty (sleeps 2)
Single storey stone cottage providing accommodation of an open plan sitting/dining room and kitchen area with panoramic countryside views over the valley. In addition, a bedroom with en-suite bathroom. To the front is an enclosed stone walled garden laid to gravel and patio with seating providing panoramic countryside views over the valley.







The Linhay (sleeps 4)
Semi-detached two storey stone cottage providing accommodation on the ground floor of open plan sitting/dining room and kitchen area with panoramic countryside views over the valley and separate bathroom. At first floor, a landing and two bedrooms. To the front of the cottage is an enclosed patio area with seating with panoramic countryside views over the valley.

Barton Cottage (sleeps 4)
Semi-detached two storey cottage providing accommodation on the ground floor of open plan sitting/dining room and kitchen area with panoramic countryside views over the valley and separate bathroom. At first floor, a landing and two bedrooms. To the front of the cottage is an enclosed patio area with seating with panoramic countryside views over the valley.







The Caravan Site

The site is licensed for 6 caravans on level grass pitches with electric hook-ups, two water taps and a rubbish, recycling and Elsan chemical disposal Point. The site is family and dog friendly with panoramic views.

The site currently offers seasonal pitches at £1,900 plus VAT per annum which includes winter storage. In addition, at the top of the site is a hardcore area used for caravan storage of up to 12 caravans, as an additional income stream for the business. Winter storage is offered at £400 per annum. The caravan site is accessed directly from the A35, giving easy access via a gravelled driveway with a height barrier for safety and security.

The two fields are separated by mature hedging. There is potential to add further pitches to the lower field, subject to the necessary consents, and potential to add further camping pitches under the 60-day permitted development rights throughout the summer months. Consideration would have to be given to adding toilet and shower facilities to service the increase in pitches. Previously they have used wet room within the main farmhouse for the caravan site.







Outside

The property is accessed via the A35 via a gravel driveway which leads up to the properties.

The caravan site fields are laid to lawn and enclosed by mature hedging. To the rear of the farmhouse is an enclosed courtyard which is private to the farmhouse where there is an open fronted barn with adjoining workshop and on the opposite side of the courtyard, an additional lean-to barn used for storage for the business.

The gardens to the farmhouse are accessed from the courtyard, which are laid to shrub and flower borders and previously had a vegetable garden.

Method of Sale

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

Tenure & Possession

The freehold interest is offered for sale with vacant possession available on completion.

Planning

The siting of 6 touring caravans is permitted between 1st March and 31st October.

A Certificate of Lawfulness to continue use of the land to site uncovered storage for a maximum of 12 caravans was granted July 2024.

Services

The properties are connected to mains electricity, mains water and a private drainage system. The farmhouse and cottages are serviced by oil-fired central heating.

Rateable Value

According to the Valuation Office, Travellers Rest has a rateable value of £16,000. Interested parties are advised to make their own enquiries.

EPC Ratings

The Farmhouse has an EPC rating of F.

Council Tax

Band F.

Local Authority

Dorset Council
www.dorsetcouncil.gov.uk

Viewings

Strictly by appointment with agents Carter Jonas, 01823 428590.

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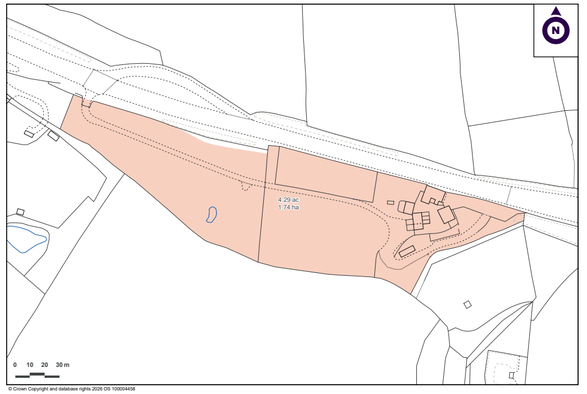

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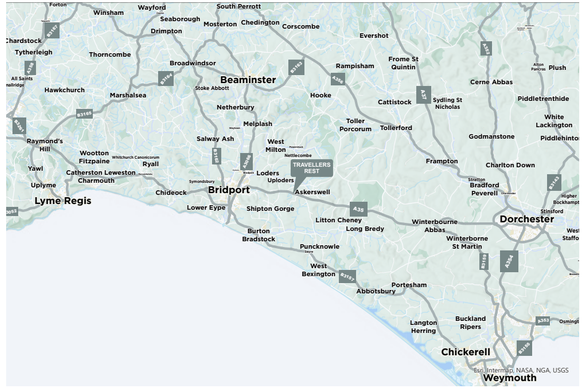



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