



The Wharncliffe, 26 Blenheim Terrace, Scarborough YO12
Offers In The Region Of £340,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



CPH bring to the market this EXCEPTIONALLY POSITIONED former cliff top guest house which now comes to the market due to a well deserved retirement. The Wharncliffe has been owned and run by the same family for over 20 years and boasts FANTASTIC COASTAL VIEWS from the rooms fronting Blenheim Terrace. This 12 bedroom property could be relaunched as a guest house or potentially could be redeveloped for alternative holiday accommodation or maybe residential use - all of which would be subject to gaining the necessary planning permission. The property is arranged over 5 floors and extends to a gross internal area of approximately 4100 sq ft. All enquiries CPH Property Services



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Interested? Get in touch:
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, sytems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

TOTAL FLOOR AREA: 4103 sq.ft. (381.2 sq.m.) approx.

1044 sq. ft. (97.0 sq.m.) approx.
BASEMENT