



126 Columbus Ravine, Scarborough YO12 7QZ
Offers In Excess Of £450,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



This SUBSTANTIAL 18 BEDROOM DETACHED GUESTHOUSE ON THE BEAUTIFUL NORTHSIDE OF SCARBOROUGH, CLOSE TO PEASHOLM PARK, THE NEW ALPAMARE WATERPARK & THE OPEN AIR THEATRE is offered to the market due to retirement after 48 years of ownership. The property is Double Glazed with Gas Central heating throughout. The accommodation briefly comprises of Entrance Porch leading into reception area, residents lounge, bar room, dining room, fitted kitchen, store room, owners lounge, owners bedroom with en-suite, three further double bedrooms at the rear with en-suites. Stairs leading upto First floor with ten double bedrooms with en-suites. To the second floor are four further double bedrooms all with en-suites. Outside of the property is a large car park to the front and side with parking spaces for up to nine vehicles, access to both sides of the building with raised patio area to the rear and outside stairs to first floor. From 2016 to 2019 takings have been from £24,000 to over £30,000. The Guesthouse has only been open Easter through to October and does not operate via online so there is massive scope to increase the business. Internal viewing is highly recommended to fully appreciate the size and potential this Guesthouse has to offer. Rateable value is £10,750 so qualifies for business rates relief. Internal viewing is by appointment only and can be arranged via our friendly office team on 01723 352235.

ACCOMODATION

Entrance Porch
13'5" x 5'6"

Reception Room
10'5" x 8'6"

Lounge
24'11" x 13'5"

Dining Room
30'6" x 15'1" max

Kitchen
18'8" x 8'2"

Store Room
25'3" x 5'6"

Bar
21'3" x 8'6"

Private Lounge
19'8" x 13'1"

Private Bathroom
13'5" x 4'11"

Private Bedroom 1
13'1" x 9'2"

Private Bedroom 2
13'9" x 8'10"

Bedroom 13
11'5" x 8'10"

FIRST FLOOR

Bedroom 1
13'5" x 10'2"

Bedroom 2
20'4" x 10'5"

Bedroom 4
11'9" max x 13'5"

Bedroom 5
13'5" max x 7'10"

Bedroom 7
15'1" x 13'5"



Bedroom 7 (adjoining family room)
12'1" x 8'6"

Bedroom 16
11'1" x 9'2"

Bedroom 17
13'9" x 8'10"

Bedroom 18
10'9" x 8'10"

Bedroom 19
11'9" x 10'5"

Bedroom 20
12'9" x 11'9"

Boiler Room / Store
7'10" x 6'6"

SECOND FLOOR

Bedroom 8
12'5" x 12'5"

Bedroom 9
12'5" x 12'5"

Bedroom 10
12'5" x 12'5"

Bedroom 11
12'5" x 12'5"

EXTERNAL

Outside of the property is a large car park to the front and side with parking spaces for up to nine vehicles, access to both sides of the building with raised patio area to the rear and outside stairs to first floor.

COUNCIL TAX BAND
BAND A

DETAILS PREPARED
180523/SP/GV



Interested? Get in touch:

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CPH

NOTE: These particularities are intended only as a guide to prospective Purchasers to enable them to decide whether to make further negotiations with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim whatsoever and accordingly neither the Agents nor the Vendors must satisfy himself by inspection or otherwise as to the correctness of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the contents of the Vendors' contracts.

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