



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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[www.cphproperty.co.uk](http://www.cphproperty.co.uk)

CPH

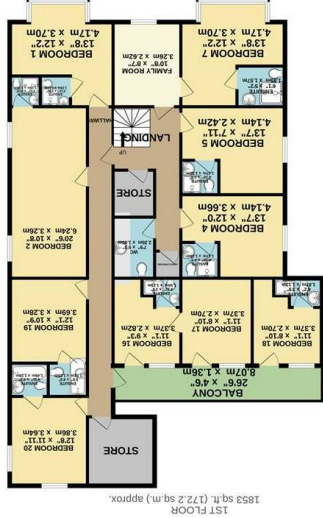
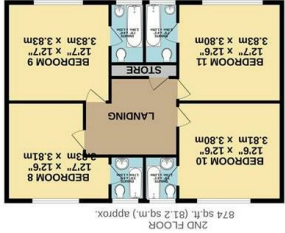
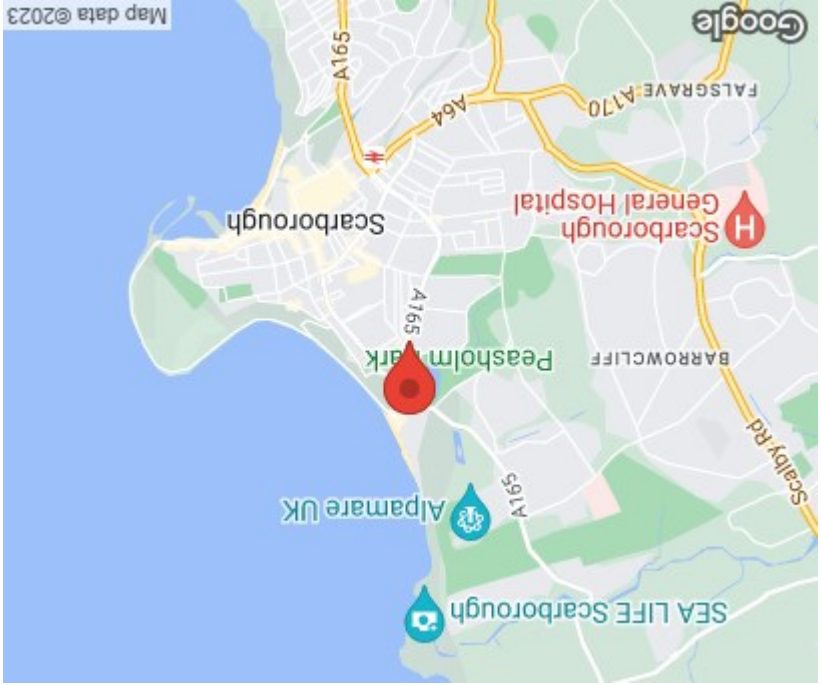


NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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 in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



England & Wales		
EU Directive 2002/91/EC		
	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	
Current		
Potential		

England & Wales		
EU Directive 2002/91/EC		
	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
Current		
Potential		



TOTAL FLOOR AREA: 4835 sq. ft. (449.2 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.  
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