



Moonfleet, The Square, Skinningrove, TS13 4BD

£995,000



Description

A substantial double fronted Grade II Listed Georgian detached residence, which is currently a licensed guest house with additional function room and public bar.

The property currently has six double rooms all with en-suite facilities and operates for approximately nine months of the year. The audited accounts are available upon request from interested parties. This is purely derived from the letting of the bedrooms and more income could be achieved by the use of the public bar and function room, which are currently unused.

The original two storey house was built in 1704 and subsequently added to with the addition of the second floor in 1767. There are more recent single storey extensions which offer additional living space. The property offers a wealth of possibilities, subject to obtaining the necessary consents.

The accommodation, which benefits from gas fired central heating briefly comprises: Central reception hall, with wide easy rise staircase, Impressive 51' function room which links to the public bar, snooker/pool room and ladies and gents wc's. There is a professional kitchen and separate laundry.





Dining Room

Arranged over the first and second floors are six double bedrooms all with en-suite facilities and owner's quarters, which comprise of an open plan sitting room with kitchen, bedroom and bathroom.

There is ample gravelled parking for numerous cars and an enclosed garden area to the rear.

Skinningrove is situated on the north east coast, between Saltburn and Staithes. There is a natural sandy beach for recreation and The Cleveland Way runs through the village attracting a wealth of walkers and tourists. There is also The Cleveland Ironstone Mining Museum to attract visitors and increase the potential of this unique property. Whitby is only a short distance away as are the other popular destinations of Sandsend and Robin Hoods Bay.

Tenure

Freehold.

Services

All mains services are connected to the property.

Directions

From the A1(M) take the A168 signposted to Thirsk and follow the road, which runs into the A19. Take the exit signposted Teesport/Thornaby/Redcar and A174 to Carlin How. Take the left hand turn signposted to Skinningrove on Mount Pleasant and on reaching the bottom of the hill the property will be seen in front of you.

Details Produced

30th May 2023.









GROUND FLOOR
2905 sq.ft. (269.9 sq.m.) approx.

1ST FLOOR
1320 sq.ft. (122.6 sq.m.) approx.

2ND FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA : 5535 sq.ft. (514.2 sq.m.) approx.

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