



**Heathfield, 22 Prospect Hill, Whitby**  
Guide Price £380,000

**Hendersons.**  
Estate & Letting Agents



Welcome to Heathfield House, an impressive six-bedroom period property offering an elegant blend of character, versatility and income potential. Currently operating as a well-established and highly successful bed and breakfast, the property presents a superb opportunity for those wishing to continue a proven hospitality business, or alternatively to create a substantial and distinctive family home.

The accommodation is arranged over three floors and comprises six generously proportioned double bedrooms. To the ground floor is a self-contained annex bedroom with private en-suite, ideal for guest accommodation, multigenerational living or independent use. The first floor offers three further bedrooms, two benefitting from en-suite facilities, with the remaining bedroom conveniently positioned adjacent to the main family bathroom. The top floor provides two additional bedrooms, including a spacious double with en-suite and a further single bedroom, allowing excellent flexibility to suit a range of requirements.

On entering Heathfield House, you are welcomed into a beautifully presented lounge, featuring a character fireplace and an attractive bay window that fills the room with natural light. This is a warm and inviting space, equally suited to relaxing or entertaining. A separate dining room continues the sense of period charm, offering generous proportions and a further fireplace, ideal for formal dining, family gatherings or guest use. The fully fitted kitchen is well equipped and thoughtfully laid out, providing a practical and sociable space for day-to-day living or catering.

Externally, the property benefits from a charming rear yard, offering a pleasant outdoor retreat for seating, planting or enjoyment of the sunshine. Heathfield House is ideally positioned within approximately a 10-minute walk of the town centre, providing convenient access to local shops, supermarkets and amenities, with a nearby college and petrol stations also close at hand. The location is equally appealing for both residents and visitors.

Private parking is available for guests, with additional on-street parking nearby.

**Bedrooms:** 6 | **Bathrooms:** 5 | **Receptions:** 2

**Tenure:** Freehold









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**Disclaimer**

These particulars are intended to give a fair and accurate description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. All descriptions, dimensions, references to condition, fixtures and fittings, services, council tax, tenure, or any other details are given in good faith but should not be relied upon as statements of fact. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein.



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