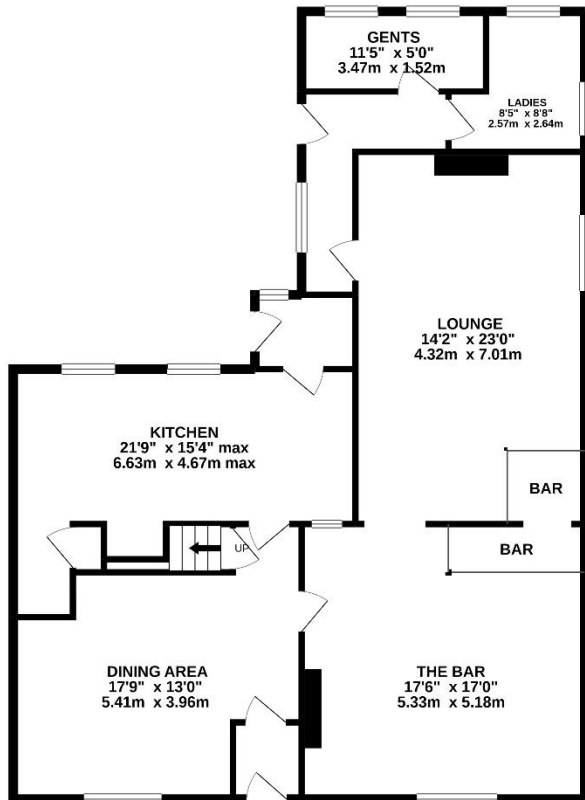


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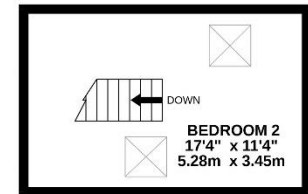


**FOX & HOUNDS, STAITHES, DALEHOUSE, SALTBURN-BY-THE-SEA, TS13 5DT**

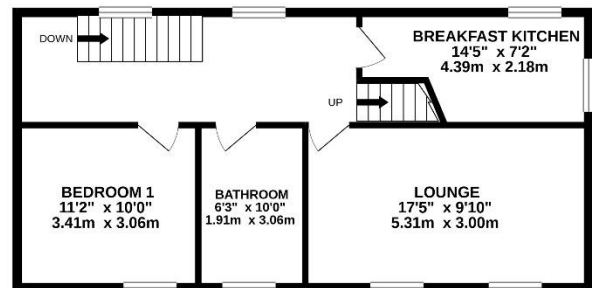
GROUND FLOOR



2ND FLOOR



1ST FLOOR



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 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 as to their operability or efficiency can be given.

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## PROPERTY DESCRIPTION

WITH THE BEAUTIFUL COASTAL VILLAGE OF STAITHES APPROXIMATELY  $\frac{3}{4}$  OF A MILE AWAY THIS DELIGHTFUL GRADE II LISTED PUBLIC HOUSE/RESTAURANT HAS BEEN IN THE CURRENT OWNERSHIP FOR MANY YEARS AND IS A MUCH-LOVED PART OF THE COMMUNITY. SUPERBLY ENHANCED BY MANY PERIOD FEATURES AND HAVING A GOOD-SIZED CAR PARK TO THE REAR AND LIVING ACCOMMODATION ABOVE THIS TRULY IS A REMARKABLE OPPORTUNITY TO PURCHASE AS A PUBLIC HOUSE OR INDEED TO ALTER TO OTHER USAGES. STEEPED IN HISTORY AND CHARACTER, A HEALTHY TRADE HAS BEEN CARRIED OUT FOR MANY YEARS AND WITH THREE LARGE GROUND FLOOR ROOMS INCLUDING THE BEAUTIFUL BAR, LARGE LOUNGE AND SPACIOUS DINING AREA THE BUSINESS IS ALSO COMPLEMENTED BY A WELL-EQUIPPED COMMERCIAL KITCHEN. WITH THE ACCOMMODATION ABOVE BEING A LOVELY TWO STOREY APARTMENT INCLUDING DELIGHTFUL LOUNGE, BREAKFAST KITCHEN, TWO DOUBLE BEDROOMS AND BATHROOM. THE PROPERTY IS ALSO SERVED BY APPROPRIATE TOILETS, DELIGHTFUL SITTING OUT AREA BOTH THE FRONT AND REAR AND GENEROUS SIZED CAR PARK. BEING APPROXIMATELY 10 MILES FROM WHITBY AND 9 MILES BY SALTBURN BY THE SEA THIS PUBLIC HOUSE IS JUST A SHORT WALK AWAY FROM THE SEA FRONT AT STAITHES ITSELF AND IS DELIGHTFULLY PRESENTED THROUGHOUT. THE PROPERTY IS FOR SALE BY THE BEST AND FINAL OFFERS METHOD. ALL BIDS TO BE SUBMITTED TO THE SELLING AGENT'S OFFICE NO LATER THAN 12 NOON ON MONDAY 23<sup>RD</sup> AUGUST 2021.

**BEST AND FINAL OFFERS OVER £350,000**

## ENTRANCE

Period entrance door to the entrance lobby, this gives access through to the dining area.

## DINING AREA

*Measurements - 17'9" x 13'0" (5.41m x 3.96m)*

A large room with beamed and timbered ceilings, period window to the front and connecting door from the hallway area through to the bar.



## THE BAR

*Measurements - 17'6" x 17'0" (5.33m x 5.18m)*

A superb room with wonderful beams, two period windows, integrated character seating, delightful fireplace with open fire and bar.





## LOUNGE

Measurements - 14'2" x 23'0" (4.32m x 7.01m)

Once again, a delightful room with period window to the side, beamed ceilings and attractive fireplace with wood burning stove.







## REAR ENTRANCE LOBBY

LADIES TOILETS - Measurements - 8'5" x 8'8" (2.57m x 2.64m)

GENTS TOILETS - Measurements - 11'5" x 5'0" (3.47m x 1.52m)

Giving access to good sized ladies and gentlemen toilets.

## COMMERCIAL KITCHEN

Measurements - 21'9" x 15'4" (6.3m x 4.67m)

As the photographs suggest this is appropriately sized and fitted, with a doorway out to rear via a separate entrance lobby.





## LIVING ACCOMODATION

Staircase from the ground floor rises up to the living accommodation.

## HALLWAY

Good sized hallway with two windows giving pleasant view out to the rear.

## LOUNGE

Measurements - 17'5" x 9'10" (5.31m x 3.00m)

With twin windows to the front, attractive fireplace, and beams.



## **BREAKFAST KITCHEN**

Measurements - 14'5" x 7'2" (4.39m x 2.18m)

Windows to the side and rear, beams to the ceiling and presented to a high standard.



## BEDROOM ONE

Measurements - 11'2" x 10'0" (3.41m x 3.06m)

With a period window to the front.



## BEDROOM TWO

Measurements - 17'4" x 11'4" (5.28m x 3.45m)

A large attic room with Velux windows to both the front and rear and beams on display.



## BATHROOM

*Measurements - 6'3" x 10'0" (1.91m x 3.06m)*

With period window to the front, attractive tiling, three-piece suite including low level w.c, vanity unit with wash hand basin and storage underneath, bath with glazed shower screen and shower over.

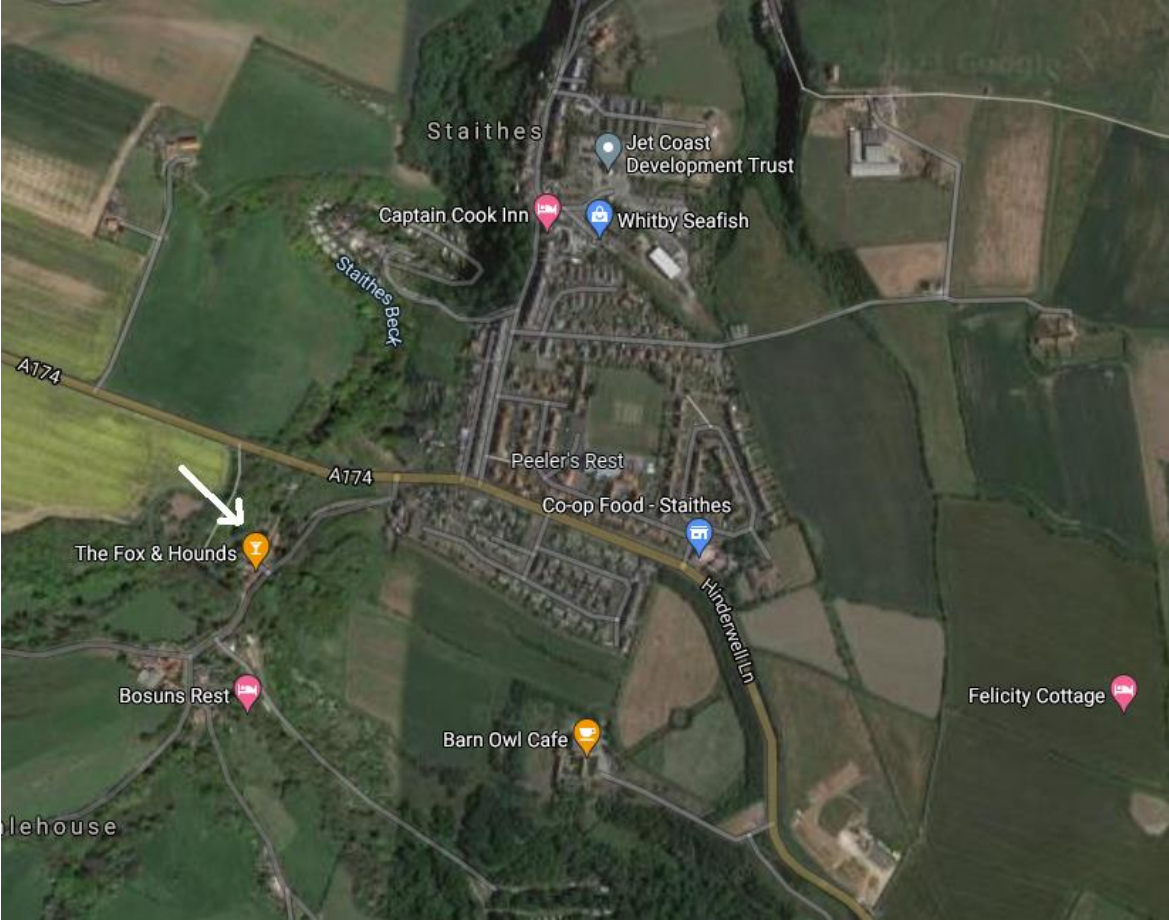


## OUTSIDE

To the front the property has a delightful seating area slightly elevated from the road. To the side there is a lane that gives access to the rear car park. Here there is a stone flagged outdoor/dining seating area, this raised terrace has direct access to the pub. There is a nearby bin store, outbuilding and the building is also served by an appropriately equipped beer cellar.



Fox & Hounds, Staithes, Dalehouse, Saltburn-by-the-sea, TS13 5DT









## **ADDITIONAL INFORMATION**

### **PLEASE NOTE**

The property is Grade II listed. Carpets, curtains, fittings, and certain other extras may be available separate negotiation.

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANYSUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be

available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

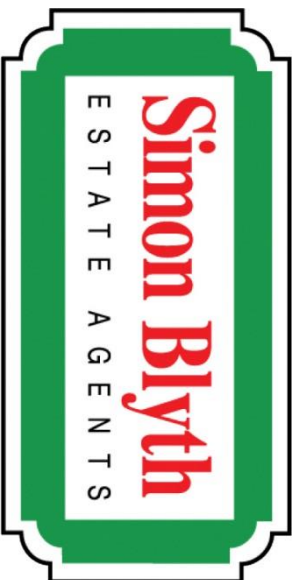
## **OFFICE OPENING TIME 7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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