



Castle-by-the-Sea, Mulgrave Place, Scarborough YO11 1HZ
Offers In Excess Of £750,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



*** THE-CASTLE-BY-THE-SEA - A simply stunning 9 bedroom guest house BOASTING ARGUABLY the BEST SEA VIEWS in Scarborough!! ***

CPH are delighted to be asked to market this UNIQUE COASTAL GUESTHOUSE which enjoys quite simply the most stunning views across both of Scarborough's North & South Bays. The property comes to the market for the first time in 14 years, having been successfully run by the current owners, who are only selling due to a well deserved retirement and relocation.

The property offers 9 / 10 en-suite guest rooms that centre around a grand dining hall, which features the most incredible hand carved mantle place that was designed by John Atkinson Grimshaw, who himself, is the most important artist to have lived and painted in Scarborough, and resided at this property between 1876 and 1879.

The property also offers many historic and interesting features, including the oak entrance door and dado rail, originally from the vestry at St. Anne's R.C. Cathedral in Leeds.

The property also benefits from very comfortable and spacious owner's accommodation, with the master suite measuring 24ft in length and incorporating a dressing room, ensuite and double doors that lead out to the owner's private south facing garden. This garden benefits from a workshop/office with underfloor heating together with various stores, whilst below at street level, there is a triple garage which can accommodate 4 to 6 cars, adding to the 4 external spaces located directly to the front of the property.





Location:
Scarborough is an established commercial, tourist and retail centre, approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 persons (Sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast attracting an estimated 7 million visitors a year.

More precisely, the property occupies a stunning elevated position with breathtaking coastal views. The property is ideally placed for guests to take advantage of both the North and South Bays and is also a five minute walk to Scarborough town centre.

Tenure:
Freehold.

Services:
Mains electricity, gas and water supplies. Prospective purchasers are advised to make their own enquires with regards to services connected.

The Business:
Accounts will be made available to seriously interested parties who have viewed the premises.

Business Rates & Council Tax:
Rateable Value: £6,700
Council Tax: Band 'A'

The property qualifies for 100% Small Business Rates Relief. Further details on request.

Inventory:
A detailed inventory will be made available to interested parties.

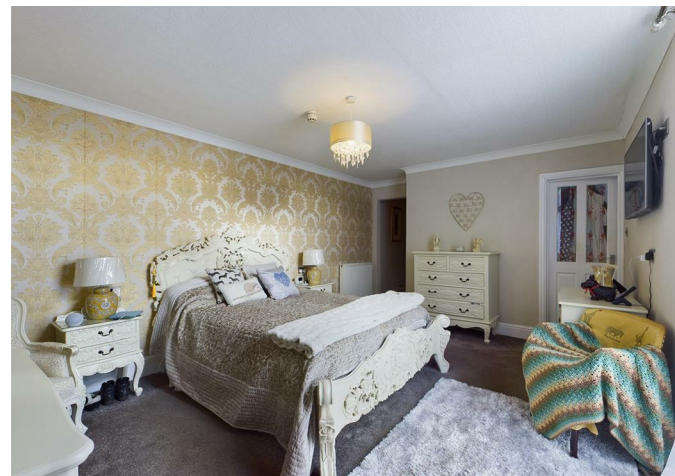
Energy Performance Certificate (EPC):
The property holds an EPC Band C (56) which expires in February of 2032.

VAT:
VAT, if applicable, will be charged at the prevailing rate.

Viewing:
Via the Sole Selling Agents:

CPH Property Services
19 St Thomas Street
Scarborough
YO11 1DY

01723 352235
sales@cphproperty.co.uk



Interested? Get in touch:

19 St.Thomas Street,
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t. 01723 352235
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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

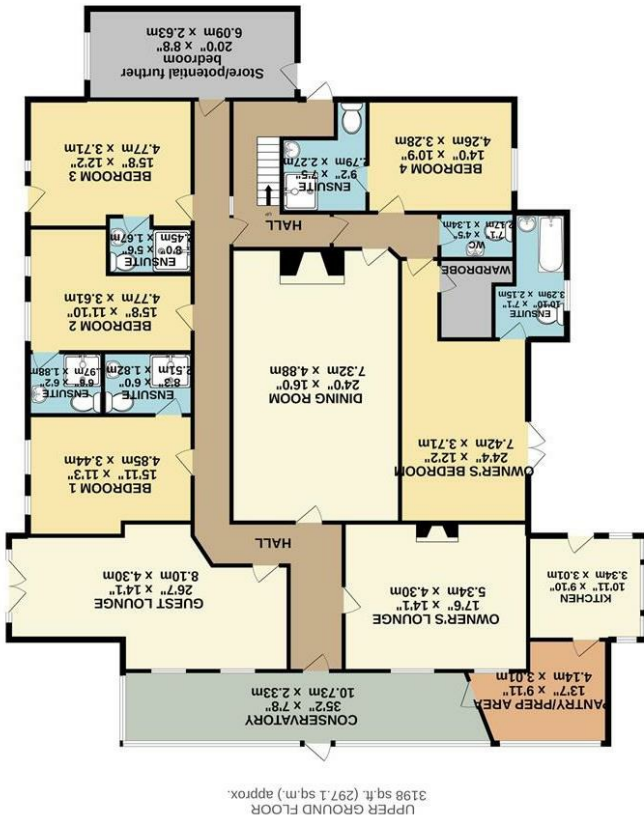
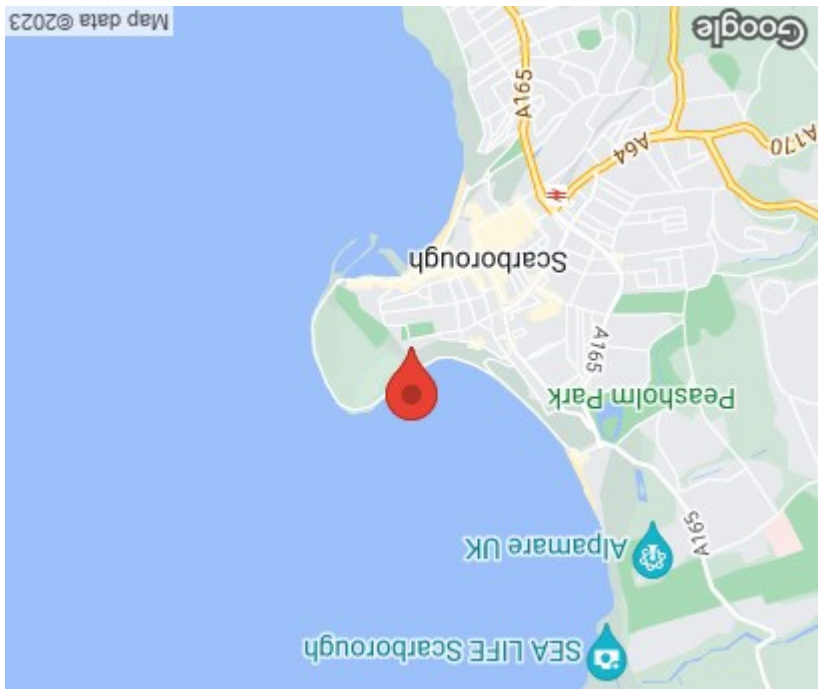


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(A) (92 plus)
	(B) (81-91)
	(C) (69-80)
	(D) (55-68)
	(E) (39-54)
	(F) (21-38)
Not energy efficient - higher running costs	(G) (1-20)
Current	Potential

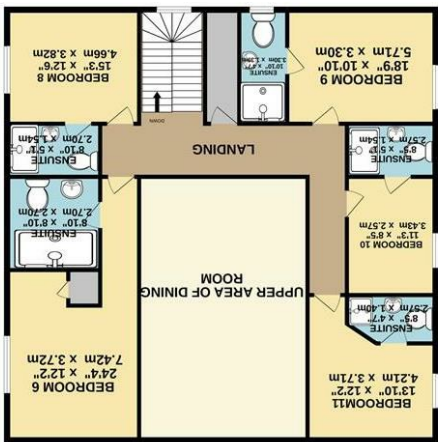
England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(A) (92 plus)
	(B) (81-91)
	(C) (69-80)
	(D) (55-68)
	(E) (39-54)
	(F) (21-38)
	(G) (1-20)
Not environmentally friendly - higher CO2 emissions	(G) (1-20)
Current	Potential

Environmental Impact (CO₂) Rating

Energy Efficiency Rating



UPPER GROUND FLOOR
 3198 sq.ft. (297.1 sq.m.) approx.



1ST FLOOR
 1667 sq.ft. (154.9 sq.m.) approx.

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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TOTAL FLOOR AREA : 4865 sq.ft. (452.0 sq.m.) approx.