



Tall Storeys 131 Longwestgate, Old Town, Scarborough YO11

Offers In Excess Of £500,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



A FANTASTIC OPPORTUNITY to acquire this IMPOSING GRADE II LISTED REGENCY TOWN HOUSE which is currently utilised as a SUPERIOR GUEST HOUSE comprising of SEVEN LETTING ROOMS (5 with EN-SUITES) together with SPACIOUS PRIVATE OWNER'S ACCOMMODATION, FANTASTIC SEA VIEWS and a STUNNING WALLED GARDEN.

Tall Storeys is an imposing substantial, mid terrace Regency town house being designated as a Grade II listed building, currently operating as a superior guest house with seven letting bedrooms, five of which have en-suite facilities. This is without doubt a quite splendid property of undoubted charm and character with quality furnishings. The deceptively spacious accommodation also benefits from outstanding south facing sea views overlooking the harbour, South Bay and coastline along to Flamborough Head. In addition to the main property there is a single storey rear annex which provides private owners accommodation overlooking the good sized south facing garden, a rarity in the old town.

The accommodation is arranged over four floors plus a lower ground floor briefly comprising;

Lower Ground Floor: Kitchen, cloaks, dining room with covers for 14 guests, snug/bar, conservatory and external access.

Ground Floor: Main entrance hall, visitors lounge and bedroom.

First Floor: Two en-suite bedrooms, one with sea views.

Second Floor: Two en-suite bedrooms.

Third Floor: Two dormer bedrooms with shared shower/WC.

Private Accommodation: Living area/study, bedroom with en-suite and French door to garden, laundry.





#### LOCATION

Tall Storeys lies within the Lea of Scarborough Castle in the historic old town of Scarborough steeped in local history with an eclectic mix of fishermen's cottages, guest houses and larger substantial buildings. The harbour and South Bay, with its beach and lighthouse, are only minutes away yet the town is also within easy reach. An increasingly popular locality which will appeal to a wide variety of buyers.

#### DESCRIPTION

An excellent opportunity to acquire a charming, beautifully presented, Regency guesthouse equipped and furnished to an exacting standard confirmed by the many returning guests and comments found on such sites as Trip Adviser. Tall Storeys attracts repeat business from such sources as the renowned Stephen Joseph Theatre (The literary home of internationally known playwright Sir Alan Ayckbourn) and also boasts a four star silver award. Currently operated by our clients with no staff and who deliberately trade under the VAT threshold. This is a lifestyle decision with any new owners having the opportunity to extend opening for longer periods. Our clients provide bed and breakfast only, again any new buyer may wish to incorporate evening meals. This is a opportunity not to be missed and we strongly recommend viewing.

#### BUSINESS RATES

Rateable Value - £2,425. The property qualifies for 100% small business relief.

#### ENERGY PERFORMANCE CERTIFICATE

To be inserted once received.

#### VIEWING

Strictly by appointment only. This can be arranged via the sole agent:

CPH Property Services

19 St Thomas Street

Scarborough

YO11 1DY

sales@cphproperty.co.uk

01723 352235



Interested? Get in touch:

19 St.Thomas Street,

Scarborough YO11 1DY

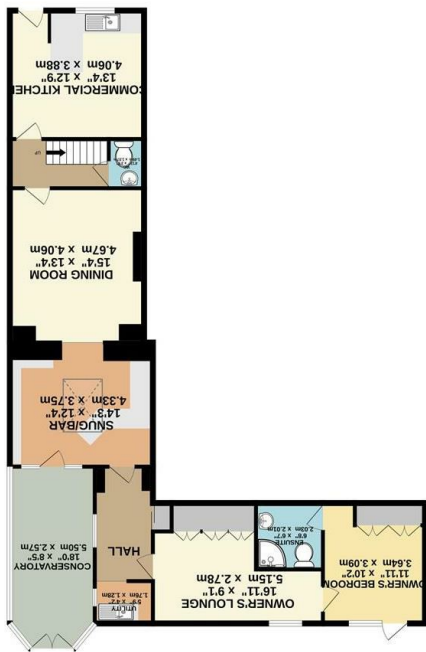
t. 01723 352235

e. sales@cphproperty.co.uk

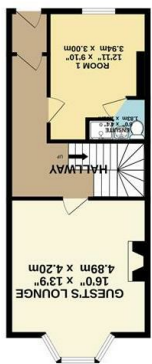
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



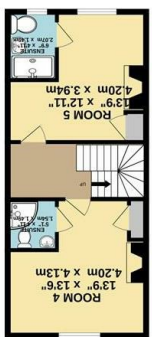
LOWER GROUND FLOOR  
 1141 sq ft (106 sq m) approx.



GROUND FLOOR  
 445 sq ft (41.0 sq m) approx.



1ST FLOOR  
 442 sq ft (40.9 sq m) approx.



2ND FLOOR  
 428 sq ft (39.7 sq m) approx.



ATTIC FLOOR  
 295 sq ft (27.4 sq m) approx.

TOTAL FLOOR AREA : 2751 sq.ft (255.5 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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