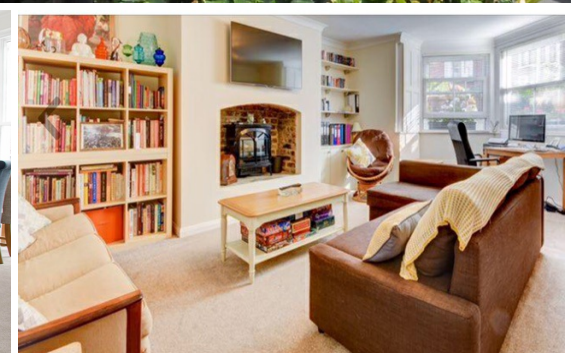




01947 601301

ROSSLYN HOUSE,
ABBAY TERRACE
7 BED TOWN HOUSE



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PROPERTY FEATURES

- Award-Winning Guest House with separate owners apartment & parking
- 6 Luxury guest rooms with modern en-suites
- Stunning owners apartment with private parking
- Visit England Gold Award and winners of the 2018 Eviivo Hidden Gem award for the whole of Yorkshire.
- Victorian townhouse with a south-facing terrace & enclosed yard
- Flexible accommodation that could easily be converted to a holiday let with separate apartment or as a large family home with annexe

Type: **TOWN HOUSE**
Availability: **FOR SALE**
Bedrooms: **7**
Bathrooms: **7**
Reception Rooms: **3**
Parking: **DRIVEWAY**
Outside Space: **PATIO**
Tenure: **FREEHOLD**

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ROSSLYN HOUSE, ABBEY TERRACE - 7 bed Town House - £680,000

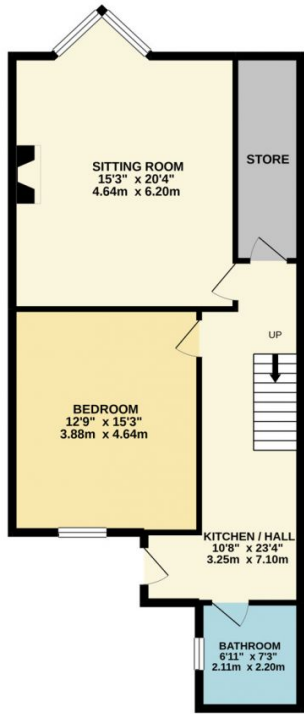


Hope & Braim are delighted to present Rosslyn House in Whitby to the market. The Rosslyn Guest House has been extensively renovated by the current owners to exacting standards, offering the new owners a straight walk-in opportunity. This versatile business currently offers six guest rooms with the possibility to further extend this as the owners have the full benefit of the basement level and also have a large private lounge which has the ability to make another family room with en-suite. Other options is to have the property as either a large holiday let with the owners suite as a separate apartment, or as a family home, which would take minimal efforts, subject to planning permission being obtained. Rosslyn House makes guests feel at home in luxury surroundings and as such has been awarded a Visit England Gold Award and winners of the 2018 Eviivo Hidden Gem award for the whole of Yorkshire. The owner's accommodation has been fully upgraded to match the quality of the guest rooms, giving the benefit of a private apartment, away from the guest accommodation and with the amenity of parking. Rosslyn House has its own website, along with a great presence on the top online booking agents. The accounts will be available upon request after viewing. To summarise this Guest House, you are purchasing a truly exceptional property that has been maintained to the highest standards and offers a thriving business with many repeat bookings make this a clear choice for investment in the Whitby market.

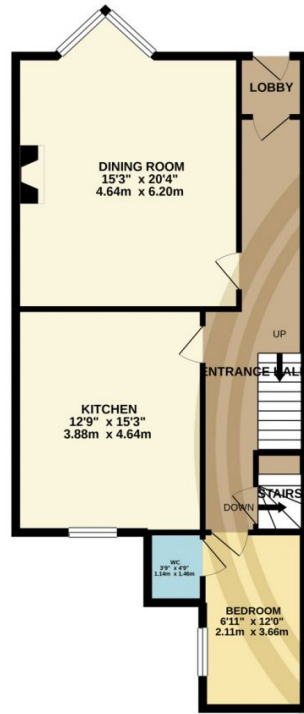


ROSSLYN HOUSE, ABBEY TERRACE - 7 bed Town House - £680,000

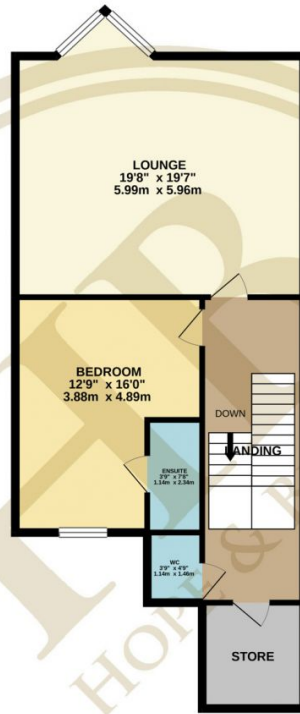
BASEMENT
743 sq.ft. (69.0 sq.m.) approx.



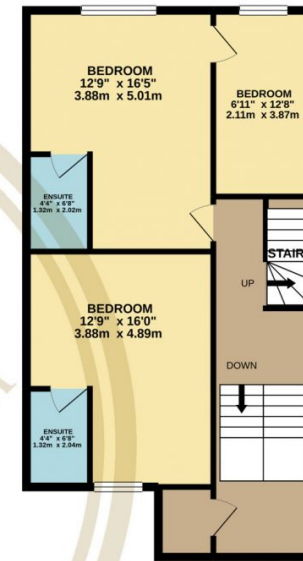
GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



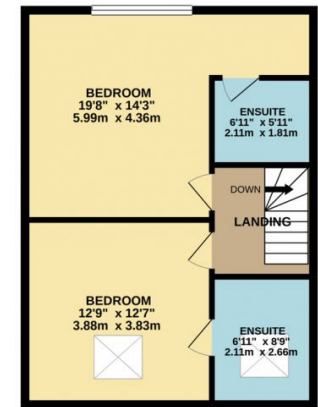
1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



2ND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



3RD FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 3454 sq.ft. (320.9 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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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

