



01947 601301



## THE OLD SCHOOL COFFEE SHOP, GROSMONT

2 BED CHARACTER PROPERTY



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## PROPERTY FEATURES

- Licensed Cafe Business with an Adjoining Residence
- 80 Covers Inside & in the Courtyard
- Commercial S/S Kitchen with Pantry
- Stunning Period Home with Open Plan Living
- 2 Double Bedrooms & 2 Modern Bathrooms
- Eco-Friendly with Air-Source Heating, Solar Panels & Double-Glazing
- Surrounded by Beautiful Countryside in the NYMNP

Type: **CHARACTER PROPERTY**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **2**

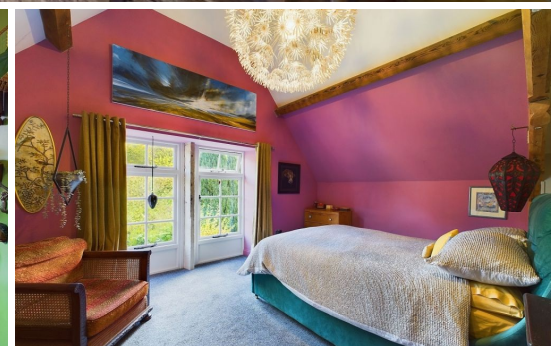
Reception Rooms: **1**

Outside Space: **GARDEN, PATIO**

Tenure: **FREEHOLD**

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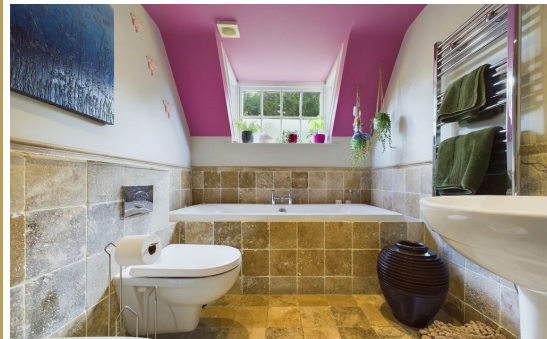


THE OLD SCHOOL COFFEE SHOP, GROSMONT- 2 bed Character Property -£800,000





Hope & Braim are delighted to present The Old School Coffee Shop in Grosmont to the market. This is an exciting opportunity to take on an established business that has an exquisite period home attached set within a village setting famed for its steam railway. As its name suggests the building was formerly the village school and it still retains many of the features of a Victorian school including large open spaces with vaulted ceilings and large windows that result in light-filled buildings with period charm. The property is essentially two adjoining buildings, one being the café space with a commercial kitchen, the other being a private home with two bedrooms that are joined together but are separate from each other with their own entrances. The café has approximately eighty covers inside and outside, in the walled courtyard plus there is a commercial kitchen with stainless steel fixtures, a dry store and a customer WC. Currently the business trades four days a week during the high season and three days during the low season and only during daytime hours, so there is plenty of scope to increase these hours and in turn the turnover. The residential element is a stunning and spacious 1,200 sq ft home that has a unique living space that has been beautifully curated to create a room full of interest that has a cosy lounge area with a log burner, a modern kitchen/diner with stainless steel worktops and integrated appliances. There is a double bedroom and a bathroom downstairs and another double bedroom and en-suite bathroom on the mezzanine above the living space. Outside there is the courtyard with outside seating and a private kitchen garden tucked behind. The property is located along the lines of the steam railway that draws visitors from far and wide and along with the North York Moors makes this village a must visit for tourists.



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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

2362.26 ft<sup>2</sup>

Reduced headroom

415.59 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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