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 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐ Denotes restricted head height  
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**Directions**

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**11 Bed  
 Cottage  
 located in Hutton-Le-Hole**



# Hutton-Le-Hole

## York

### YO62 6UA

Asking Price £750,000

Freehold



Situated in the heart of the North Yorkshire Moors National Park, this beautifully presented stone-built property offers a 7-bedroom guest house with an additional 4 resident rooms, spanning 5780 sq. ft. on a generous 0.25-acre plot. The property is home to a fully operational café and tea rooms, serving as a bustling hub in the picturesque village of Hutton-le-Hole. With orchards and gardens at the rear, there is ample parking space for 12 cars, catering to the village's roughly 8 million annual visitors. Additionally, the property presents an opportunity for extension and boasts easy access to Helmsley, Malton, and York.

### BARN GUEST HOUSE SUMMARY

Discover a haven of comfort and elegance in the heart of Hutton-le-Hole, a picturesque village nestled within the captivating landscapes of the North Yorkshire Moors National Park. Presenting a rare gem of a property that seamlessly blends historical elegance with modern comforts, this enchanting guest house and café offers an unparalleled opportunity for those seeking a slice of rural paradise.

Perched upon a quarter-acre plot, this meticulously maintained stone-built property boasts a total of 11 guest rooms, including a 7-bedroom guest house complemented by an additional 4 rooms for resident proprietors or long-term guests. Each room is thoughtfully designed to provide a cozy retreat, exuding warmth and character that invites guests to unwind and indulge in the serenity of their surroundings.

As you step into the bustling cafe and tea rooms, you're greeted by the aroma of freshly brewed coffee and the tantalizing scent of homemade pastries, setting the stage for a delightful culinary experience. Serving as a beloved hub for locals and visitors alike, the cafe exudes a welcoming ambiance, making it the perfect spot to savour a leisurely breakfast, enjoy a hearty lunch, or simply indulge in a decadent slice of cake accompanied by a steaming cup of tea.

Spanning an impressive 5,780 square feet, the property offers ample space for both guests and residents to relish in comfort and convenience. The expansive orchards and gardens at the rear of the property provide a serene retreat, inviting guests to explore meandering pathways lined with vibrant blooms and verdant foliage. With parking space for up to 12 cars, visitors can arrive with ease, ensuring a stress-free stay from start to finish.

Beyond its undeniable charm and hospitality, this property

presents an exciting opportunity for expansion, allowing visionary investors to further enhance its allure and capitalize on the burgeoning tourism industry in the area. With approximately 8 million visitors flocking to Hutton-le-Hole each year, the potential for growth and prosperity is boundless, offering a lucrative investment opportunity for savvy entrepreneurs.

Conveniently located within easy reach of Helmsley, Malton, and York, this hidden gem offers the perfect balance of rural tranquillity and accessibility to amenities, making it an irresistible destination for both leisure and business travellers alike. Whether you're dreaming of owning your own quaint guest house, seeking an investment opportunity with endless potential, or simply yearning for a slice of countryside bliss, this property is sure to captivate your heart and imagination.

Don't miss your chance to own a piece of Yorkshire's finest, where every moment is imbued with the magic of rural charm and timeless beauty. Welcome home to Hutton-le-Hole, where memories are made, and dreams are realized amidst the splendour of the North Yorkshire Moors.

### PLEASE NOTE

Part A:

- Property Type: Freehold
- EPC Rating House: B
- Council Tax Band: C

Part B:

- Parking arrangements: Private off road parking with space for 12 vehicles.

- Number & Type of Rooms:

Main House & Guest House  
Bedrooms 11  
Bathrooms 8  
Total Toilets 11  
Reception Rooms 3

Part C: Additional Information

- Broadband: Super-Fast Full Fibre Broadband and Standard Broadband available
- Mobile Network: The seller has informed us that their mobile phone network is O2.
- Drainage: Mains drains serve the property.
- Access rights: The first part of the drive is shared access. The sellers own the land approximately 4 metres before the gate. The sellers are also part of a Court Leet with a landowner. They own all the front pathway and the start of the drive access. They pay a fee each year for access and to use chairs and tables on said land. Approx. £80 a year.

of mortgage/mortgage in principal or if your finances are from a sale on a property, we will require details of your solicitor acting for you to confirm.

3. Once a sale is agreed you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.

4. Further documents required from you in person are: photo ID (passport/driving license) and proof of current address dated within the last 3 months (utility bill, council tax or mortgage statement).

5. We will conduct an electronic anti-money laundering check on you as per the regulations we are to adhere set out by HMRC.

6. Once your mortgage has been formally offered, the property will be marked as Sold Subject to Contract.

Upon receipt of any offer these steps will follow.

1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.

2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof

