



North End Farm, 88 Main Street, Seamer, Scarborough YO12 4RF
Offers In Excess Of £700,000

Prestige
Collection
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Set within approximately 6 acres is this established guesthouse which comprises of a charming 18th century cottage and a detached two bedroom holiday cottage.

88 Main Street, Seamer, Scarborough

Offers In Excess Of £700,000

+++CPH are delighted to be presenting to the market, a wonderful opportunity to acquire this ESTABLISHED GUESTHOUSE which comprises of a CHARMING 18TH CENTURY FIVE BEDROOM COTTAGE and a DETACHED TWO BEDROOM HOLIDAY COTTAGE. The property is suitable to those with EQUINE INTEREST, set within GENEROUS GROUNDS of approximately SIX ACRES and provides a range of FACILITIES+++

The property is accessed via a feature resin driveway from Main Street, which leads to a gravelled parking area with off-street parking for several vehicles and access to a double garage. Set within approximately six acres of land, the property also provides lawned gardens, a stone-built workshop and stabling with an adjacent tack room. The property is currently run as a successful, well-established and family run holiday letting business and features a static caravan, a two-bedroom detached holiday cottage and a five bedroom characterful guest house. The holiday cottage internally comprises; entrance hall, a cosy lounge/kitchenette, a bedroom with an en-suite three-piece shower room, a further bedroom, and a three-piece bathroom suite. The holiday cottage is complete with double glazing and gas central heating via a combi boiler. The guest house was constructed CIRCA 1746 and comprises on the ground floor; entrance hall with stairs to the first floor, a breakfast room, guest lounge with a fireplace, an owner's lounge with a log burner, study room, utility room, a three-piece bathroom suite, kitchen with space for a range cooker and a sunroom with exposed beams and patio doors to the garden. To the first floor of the guest house lies; a landing, four double bedrooms with en-suite facilities and a further double bedroom. The guest house is complete with double glazing and gas central heating via mains gas.

The premises are located on Main Street in the ever-popular village of Seamer, itself lying approximately 3.5 miles south of Scarborough and 1 mile north of the A64 (Scarborough to York).



ACCOMMODATION:

GROUND FLOOR

Entrance Hall

With stairs to the first floor

Owner's Lounge

13'5" x 11'2"

With a double glazed window to the front aspect and a log burner.

Breakfast Room

14'1" x 12'6"

Guest Lounge

15'9" x 13'1"

With double glazed windows to dual aspects and a fireplace.

Kitchen

13'9" max x 13'1" max

Fitted with a one and a half bowl sink, space for a range cooker, a double glazed window to the rear, built-in storage cupboard and plumbing for a dishwasher.

Study

10'2" max x 7'10" max

With a double glazed window to the front.

Bathroom

7'3" x 6'7"

Fitted with a three-piece suite.

Garden/Sun Room

13'1" x 11'6" max

With a pitched ceiling, exposed beams, patio doors to the garden and a double glazed window to the rear.

Covered Yard

18'4" x 15'5" max

FIRST FLOOR

Landing

With a double glazed window to the side.

Bedroom

13'1" max x 10'10" max

With a double glazed window to the side.

En-suite

6'3" x 2'11"

A three-piece shower room suite.

Bedroom

15'9" max x 12'10" max

With double glazed windows to dual aspects.

En-suite

9'6" x 6'3"

A three-piece en-suite shower room.

Bedroom

14'5" max x 12'6" max

With a single glazed window to the front.

En-suite

6'11" x 3'3"

A three-piece shower room suite.

Bedroom

En-suite

3'11" x 3'3"

Bedroom

14'1" max x 13'1" max

With a double glazed window to the rear.

HOLIDAY COTTAGE:

GROUND FLOOR.

Hall

Lounge/Kitchen

15'9" x 10'6"

Bedroom One

10'6" x 8'6"

En-suite.

6'11" x 3'3"

Bedroom Two

11'10" x 6'11"

Bathroom

6'11" x 6'7"

OTHER:

Garage

19'4" x 19'0"

Workshop

19'8" x 11'6"

Grounds

The property is accessed via a feature resin driveway from Main Street, which leads to a gravelled parking area with off-street parking for several vehicles and access to a double garage. Set within approximately six acres of land, the property also provides lawned gardens, a stone-built workshop and stabling with an adjacent tack room.

Details Prepared

TLPF/041121

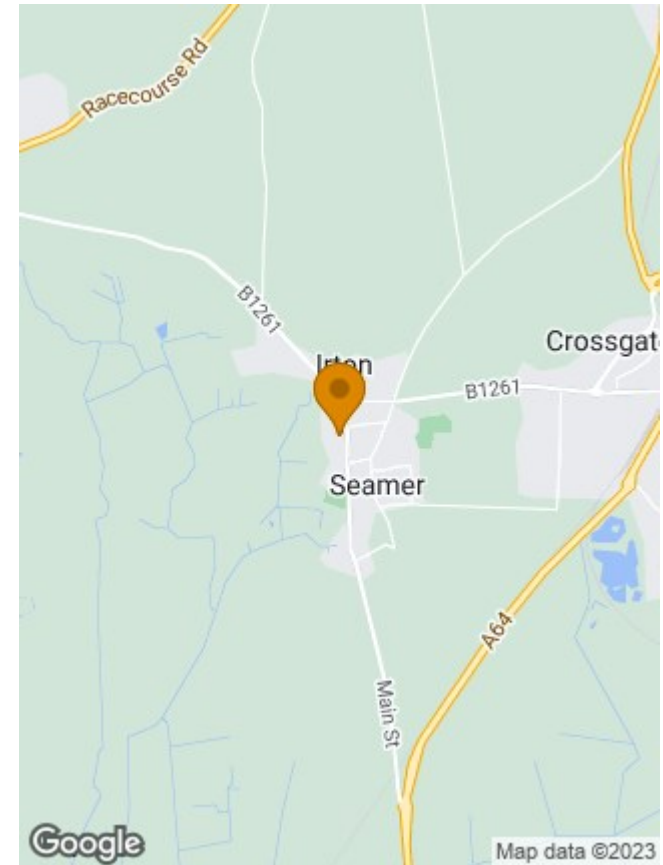








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 63	Potential: 84
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current: 63	Potential: 84
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