



The Stables , Folkton, Scarborough YO11 3UG

Guide Price £650,000

Prestige  
Collection  
cphproperty.co.uk



## Guide Price £650,000

- A Unique opportunity to acquire 3 Successful Holiday Properties
- Currently for holiday use only
- Set on a fantastic plot featuring open land and established gardens extending to approx 2.2 acres
- Offered with VACANT POSSESSION and NO ONWARD CHAIN
- Tucked away in a Semi rural setting
- Viewing Strictly by appointment

+++CPH are delighted to be offering to the market this ATTRACTIVE detached collection of holiday properties which are located within the secluded village of Folkton and are set in grounds of approximately 2.2 ACRES with a PADDOCK, MATURE GARDENS WITH FOUNTAIN, POND WITH SUMMER HOUSE, DOUBLE GARAGE, COURTYARD and open aspect views over the Wolds. Currently have planning for Holiday uses. The properties collectively currently generate in excess of £40k with, in our opinion, potential to increase this+++

Access via a private lane, Originally the stable block to Folkton Hall, the complex was built in 2007 and converted the same year.

On offer is the lucrative holiday business comprising of a collection of THREE holiday cottages. the cottages have views over gardens and parkland and have been previously refurbished to a high standard. The Stable holiday cottage offers views over the parkland, gardens and garden fountain, comprehensive fitted kitchen, two en suite bedrooms, capacious upstairs lounge with further views, dining room with views over the grounds, private decked area and oil central heating.

The Lodge holiday cottage offers comprehensive open plan fitted kitchen, dining room and lounge with views over parkland, two en suite bedrooms, enclosed lawned garden with pond, summer house and decking.

Woodlands Holiday Cottage is a cute secluded in trees, two bedroom property access via conservatory into an open plan Lounge and Kitchen. Two bedrooms both with ensuite with a modern finish throughout. The property enjoys views of woodland and has a garden area with log store.

Outside the property are extensive grounds of approx 2.2 acres comprising of Woodland, mature gardens with fountain, a paddock (ideal for glamping pods subject to planning), a large courtyard, and Pond with summer house. In addition to this is a generous garage (which is great for storage or has potential for conversion subject to planning)

This successful Holiday business has been ran by the same family for many years and we feel the income could be increased with a few tweaks here and there. Accounts are available by request for genuine interested parties.

The property is well located between the two idyllic villages of Folkton and Flixton, which affords excellent access to a public house/restaurant, transport links such as the A64 (York) and the A165 (Bridlington) as well as being only approximately 6 miles out of Scarborough itself and 5 miles from Filey. Located approximately 3 miles away is the popular village of Hunmanby. Many amenities can be found within Hunmanby including local shops, eateries and much more

ATTRACTIVE detached collection of holiday properties which are located within the secluded village of Folkton and are set in grounds of approximately 2.2 ACRES with a PADDOCK, MATURE GARDENS WITH FOUNTAIN, POND WITH SUMMER HOUSE, DOUBLE GARAGE, COURTYARD and open aspect views over the Wolds



Accommodation	LODGE COTTAGE
THE STABLE	Lounge/ Kitchen/ Diner 24'11" x 18'4" max
Dining area 16'8" x 14'5" (to stairs)	Bedroom One 16'8" x 12'1"
Kitchen 24'11" max x 9'2"	Ensuite 8'6" x 5'2" max
Bedroom One 16'8" x 12'1"	Bedroom Two 11'9" x 10'5"
Ensuite 8'10" x 4'7"	Ensuite 8'6" x 6'6" max
Bedroom Two 11'9" x 10'5"	Garage (with potential for conversion, subject to 24'3" x 21'7"
Ensuite 8'6" x 5'6"	Further information HOLIDAY LETS - The 3 properties have been used as successful holiday lets for over 10 years. Business accounts are available to serious interested parties and are by request. The property is currently managed by Host and Stay. The property has generated between £45k and £65k per annum with potential to uplift this. A great opportunity not to be missed.
First Floor	Tenure Freehold
Lounge 37'4" x 18'4"	Details prepared by/ date GV 06/09/24
WOODLANDS	
Conservatory and main entrance 9'6" x 9'2"	
Lounge Kitchen (open plan) 20'11" x 10'2"	
Bedroom One 10'5" x 9'2"	
Ensuite 10'5" x 3'11"	
Bedroom Two 10'5" x 9'2"	
Ensuite 10'5" x 3'11"	

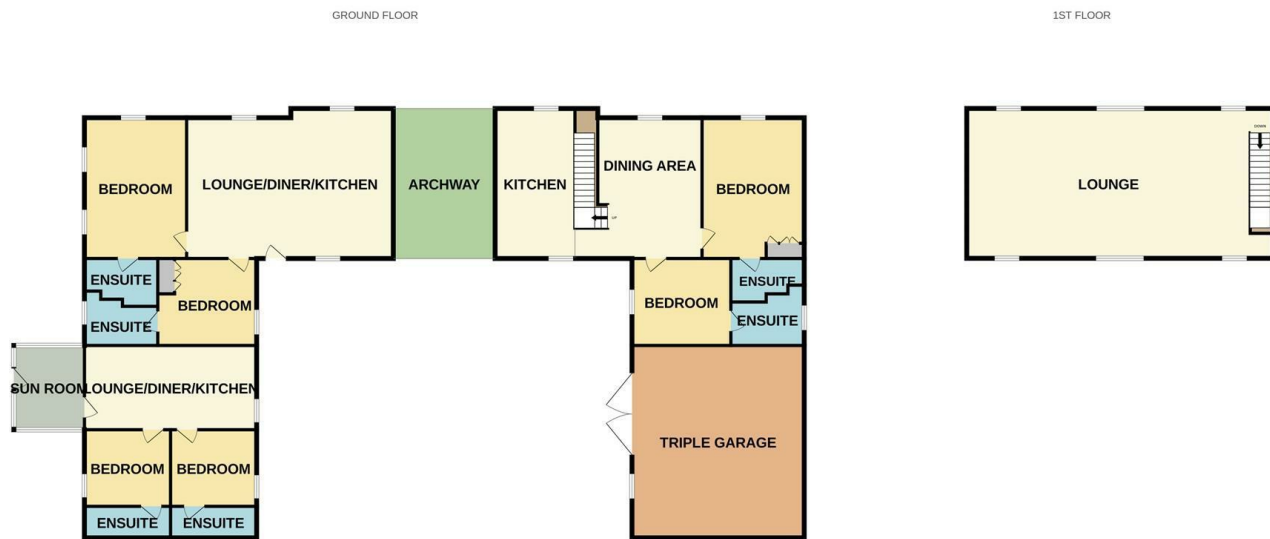


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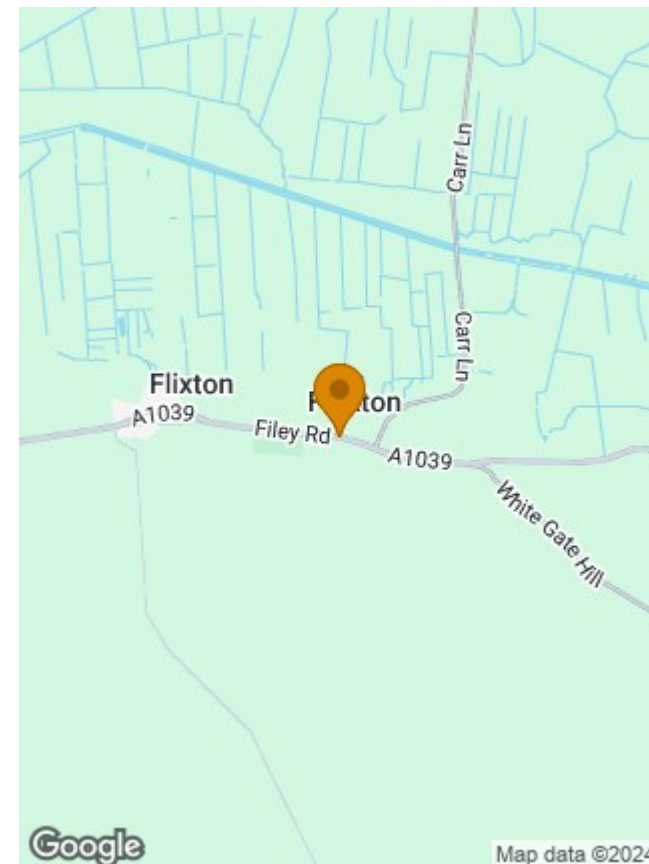








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Interested? Get in touch today:**

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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