



# Old Mill Holiday Cottages

Ref: 5444072

Mill Lane, Langtoft, Drifffield, YO25 3BQ

Freehold: £675,000

Four countryside holiday cottages

Turnover for year ending 28/2/23 £86,119

Site size 0.38 acres with generous parking

Stunning countryside views, Yorkshire Wolds

Bio Mass Boiler & Solar Panel income £12,800

Planning consent to use 2 cottages as residential property. Energy Rating B-C





Christie & Co bring to the market The Old Mill Holiday Cottages. Once a working farm and since a former small hotel, 18 years ago our clients converted the property again into a successfully trading staycation holiday letting site. With four separate cottages named Goldfinch, Rockery, Piglet and Old Mill Cottage, the properties have a total of 11 bedrooms, reception rooms, kitchens, house baths, en suites, private gardens and ample parking on a site size of approximately 0.38 acres.

Two of the cottages have been granted Planning Consent for change of use to residential property.



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#### Location

The Old Mill Holiday Cottages are situated just off the B1249, in Lagtoft, part of Drifffield East Yorkshire. The business is perfectly placed within the Yorkshire Wolds Way, central to the highly touristic North Yorkshire towns and cities such as York, Scarborough and Malton with easy access to Pickering, Thornton-le-Dale, Beverley and Bridlington.



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## Internal Details

All cottages have undergone significant refurbishment throughout and have been finished contemporarily throughout whilst retaining the countryside cottage feel. The appliances included as standard are dishwashers, fridges, cookers, washing machines and all other furnishings to ensure a comfortable and well equipped stay.

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## Fixtures & Fittings

Fixtures and fittings are included, with the exception of items that are personal to our clients.







## Letting Accommodation

The Old Mill Cottage - comprises a reception entrance into the lounge area, a breakfast kitchen dining room, utility and toilet. The first floor includes three double bedrooms with en suite facilities. The cottage sleeps six people and the rooms can be a mixture of doubles or twins.

Goldfinch Cottage - includes reception entrance, generous modern fitted dining kitchen and lounge space with cloakroom toilet. The first floor includes four bedrooms, split as twins and doubles with Jack & Jill bathroom having shower & bath facilities. This cottage sleeps eight people.

Rockery Cottage - includes a reception entrance, cloakroom with toilet, large modern lounge and kitchen diner. The first floor has two double bedrooms comprising one twin with en suite and one double with en suite.

Piglet Cottage is a characterful, accessible open plan property with a kitchen diner, utility laundry space and double bedroom complete with large en suite wet room with facilities for guests with limited mobility. The first floor has a large lounge and a second double bedroom with en suite bath and shower.





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## External Details

The site has ample parking for all cottages on site, some with private drive. All cottages have their own outside gardens and space to sit out, enjoy the countryside views with the option to BBQ and entertain groups. On site there is a staff toilet, small store and laundry room with commercial washer, dryer and ironing press facilities.

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## The Opportunity

The sale of The Old Mill Holiday Cottage is a fantastic opportunity for staycation / leisure or guesthouse investors to take advantage of this superb cottage complex set within the heart of the Yorkshire Wolds Way. New owners have the chance to utilise the significant passing touristic trade throughout the year or to be enjoyed as a family / group destination venue for holidays, weekends away or special occasions.

As a huge benefit to utility costs, the cottages are all heated by a 100kW bio mass boiler, part of the RHI Green Energy grant scheme which returns £11,000 of income per annum to our clients. The properties also have solar panels which also provide between £1300 - 1800 each year.







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### Staff

The business is run by our two clients, a husband and wife team.

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### Trading Information

28/2/23 turnover of £86,119

28/2/22 turnover of £80,664.

Accounts can be provided on request

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### Trading Hours

The business trades throughout the year, subject to our clients holidays.

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### Planning Permissions

Planning consent for change of use of two of the holiday cottages to a dwelling was granted by East Riding of Yorkshire Council on 20th May 2024 under Application Number 24/00871/PLF.









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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Leeds



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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