



Grosmont House

Grosmont, YO22

Introduction

An exceptional home of history and character, Grosmont House captures the spirit of the North York Moors. Dating from around 1860, this landmark residence blends period elegance with contemporary comfort and remarkable versatility. With nine bedrooms, two holiday cottages and a self-contained apartment, it presents an outstanding business opportunity as a destination experience venue – from boutique stays to weddings or retreats – all set against the backdrop of the heritage steam railway and beautifully landscaped gardens.

Property Information

PROPERTY TYPE	Stone and Brick/Render
BEDROOMS	12
RECEPTION ROOMS	8
BATHROOMS/W.C.	9
TENURE	Freehold
SERVICES	Mains and Septic Tank
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	F with D Potential



Key Features

- Historic landmark home dating from 1860.
- Over 6000sq.ft on a 0.65 acre plot (approx)
- Nine bedrooms with six en suite in the main House
- Three bedrooms in the cottage accommodation
- Beautiful landscaped gardens with ample parking.
- Significant potential as family home or business
- Well maintained and much loved
- Unique position with access to the best of North Yorkshire and the Coast.
- EPC: E with D potential / Council Tax: B





Grosmont House, North Yorkshire

Grosmont House is a landmark property of exceptional character and versatility, set within one of the North York Moors' most picturesque villages. Steeped in history and believed to date from around 1860, this impressive residence once served as the principal house of the village and has since evolved into a property of remarkable presence and flexibility. Beautifully restored and extended, it retains all the charm of its period architecture while offering the comfort and practicality of modern living.

From the moment you enter, the sense of grandeur is unmistakable. The breakfast room forms the heart of the home, with its vaulted ceiling, impressive open fireplace, and inviting atmosphere. The ground floor flows seamlessly through two elegant sitting rooms, a formal dining room, and a well-appointed modern kitchen, supported by practical spaces including a laundry room, dry store, and wet room. The thoughtful layout allows for a smooth balance between family living, guest accommodation, and hospitality use.

The first floor provides six individually styled en suite bedrooms, each full of character and light, while the second floor offers three further bedrooms and a large family bathroom. The scale and configuration of the accommodation make Grosmont House suitable as either a distinguished private residence or a boutique hospitality business.

Within the main building, the self-contained North Star apartment has its own private entrance and currently operates as a successful holiday let. This flexible space is ideal for generating ongoing income or accommodating extended family or on-site management. Beyond the main house, two linked cottages – Mallard, a two-bedroom cottage, and Three Trees, a one-bedroom cottage – enjoy enviable views over the heritage North York Moors Steam Railway. Both are designed as self-catering holiday homes, each offering guests a comfortable and characterful stay in this much-loved destination.

The property is surrounded by established gardens that provide a tranquil setting with mature planting and open views, alongside ample parking for multiple vehicles. The gentle sound of passing steam trains and the beauty of the surrounding countryside combine to create a truly distinctive atmosphere.

Offering scale, heritage, and proven business potential, Grosmont House represents an exceptional opportunity. Whether as a grand family residence, a thriving hospitality venture, or a bespoke event venue, it is a property that combines history, beauty, and flexibility in equal measure – a place to live, host, and create lasting memories.











Grosmont

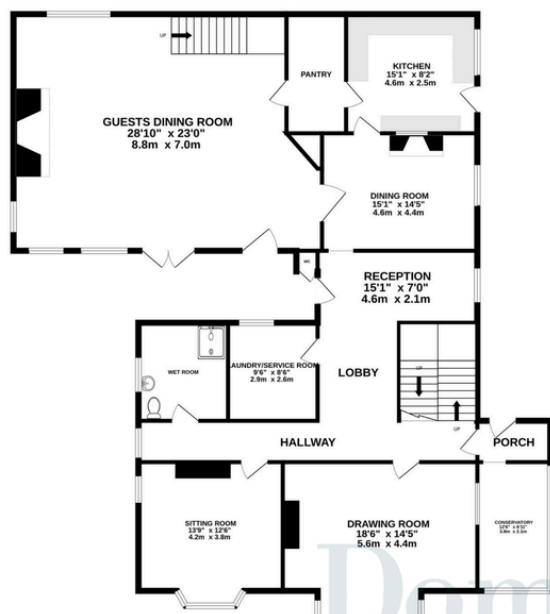
Grosmont is a charming village nestled in the heart of the North York Moors National Park, surrounded by rolling hills, woodland and scenic walking trails. Best known as the home of the North Yorkshire Moors Railway, it attracts visitors from around the world who come to see the heritage steam trains that pass through its historic station and over the iconic Esk Valley.

Despite its peaceful rural setting, Grosmont enjoys excellent connectivity, with road links to nearby market towns and coastal destinations. The historic seaside town of Whitby lies just seven miles away, offering beautiful beaches, independent shops, and a vibrant harbour overlooked by the ruins of Whitby Abbey. Combining natural beauty, community spirit, and timeless charm, Grosmont is a quintessential North Yorkshire village that perfectly balances tranquility with accessibility.

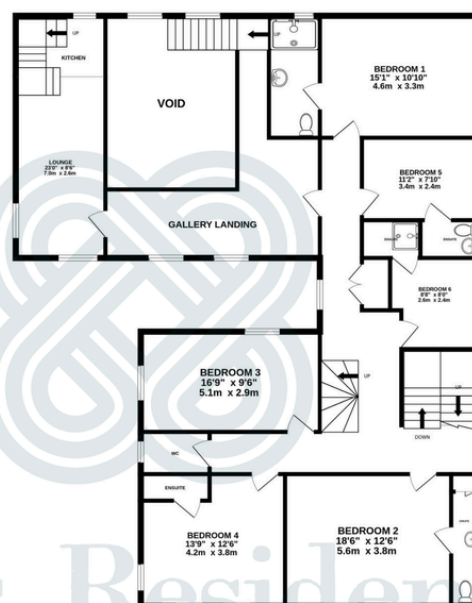


Domus Residential

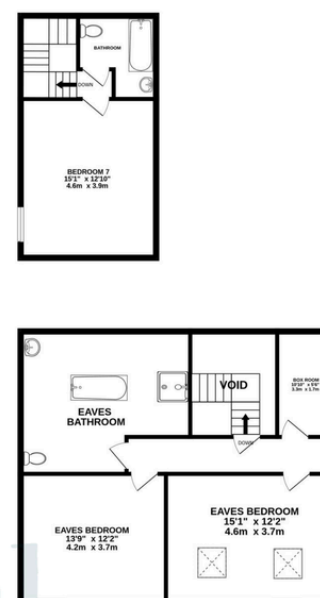
GROUND FLOOR



1ST FLOOR



2ND FLOOR



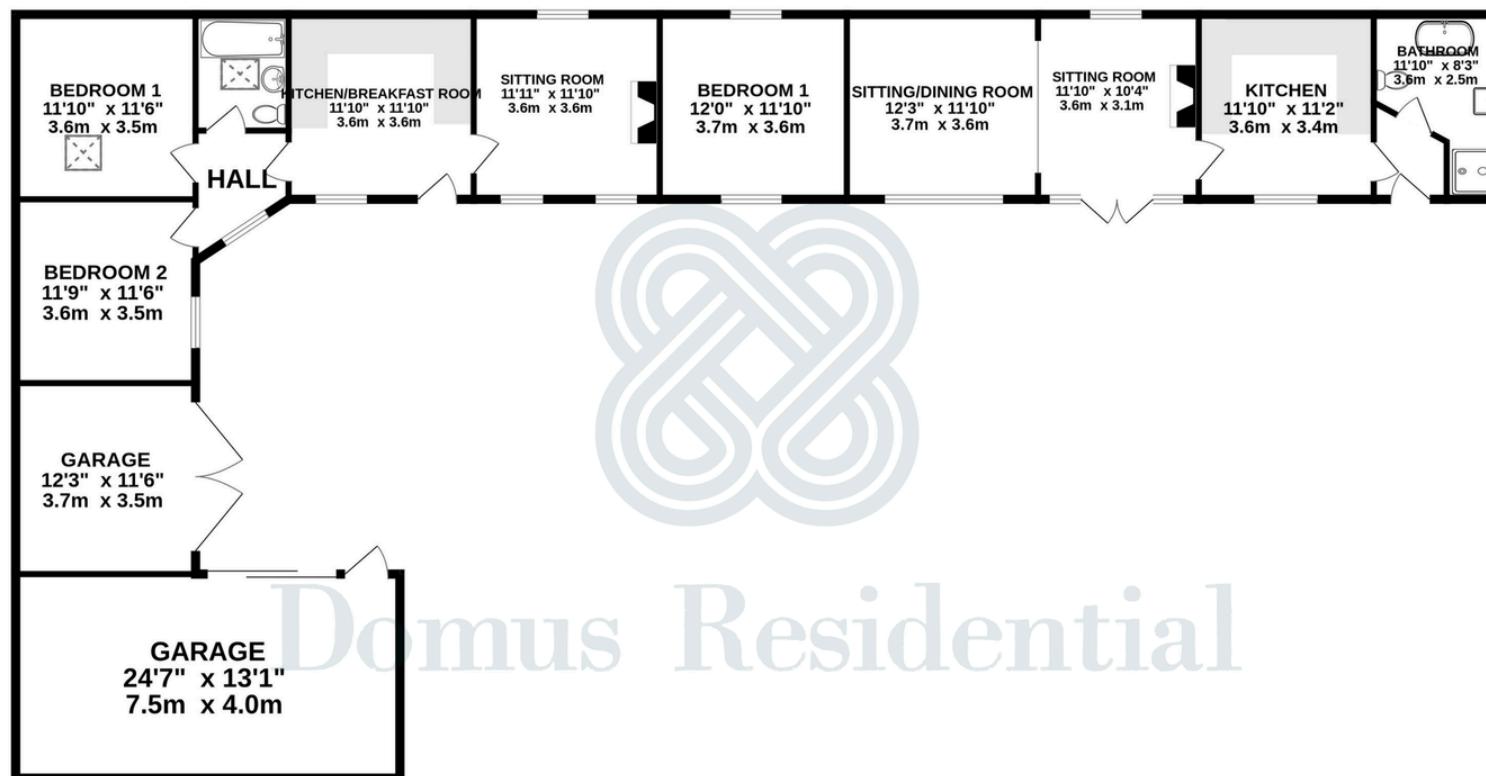
Approximate Area:
7166 sq.ft
665.7 sq.m

All measurements, doors, windows, rooms and items shown are approximate. No responsibility is taken for errors, omissions or mis-statements. Plans are for illustrative purposes only and should not be relied upon as fact. Services, systems and appliances have not been tested and no guarantee of operability or efficiency is given.

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Approximate Area:

1261 sq.ft

117.1 sq.m

Garage:

464 sq.ft

43sq.m

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