



3 Palace Hill, Eastborough, Scarborough, YO11 1NL

Guide Price £325,000

- *Grade II Listed Georgian guest house*
- *Modern amenities*
- *Turnkey business opportunity*
- *Sea views from the top floor*
- *Prime position near South Bay*
- *High Specification Finish*
- *Several En suites available*
- *8 bedrooms*
- *Renowned trading reputation*
- *Strong booking demand*

3 Palace Hill, Scarborough YO11 1NL

The Barrington Guest House is a beautifully presented Grade II listed Georgian property in the heart of Scarborough, ideally located near the popular South Bay and beach. Boasting eight bedrooms across three floors, including five currently in use for guests, the property retains charming period features such as wooden sash windows and high ceilings, while offering modern amenities and a practical layout. With planning permission for a self-contained one-bedroom unit and a strong trading reputation supported by a modern website, the guest house is perfectly equipped to meet high tourist demand. This turnkey opportunity offers excellent potential for continued growth in one of Scarborough's busiest and most desirable holiday locations.



Council Tax Band: Exempt



The Barrington Guest House is an established and exceptionally well-presented Georgian guest house located in the heart of Scarborough. With its prominent Grade II listed status, the property combines period charm with modern amenities, making it highly attractive to both guests and operators alike.

Currently operating with five guest bedrooms, the property offers a total of eight bedrooms (three singles and five doubles) across three floors, with scope to expand further. Off the rear, a separate room and staircase benefit from planning permission to create a one-bedroom self-contained unit, providing excellent potential for owner's accommodation or additional income.

The interiors retain much of their Georgian character, with wooden sash windows and complemented by a thoughtful layout well-suited to hospitality. To the rear, the rooflines display the distinctive Georgian design, enhancing the property's architectural interest. A gas central heating system is in place, with the boiler housed conveniently between the kitchen and garden. The roof is fitted with discreet electric deterrent wires designed to prevent seagull nesting—a practical feature for a coastal property.

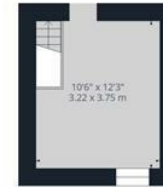
Business Potential

The Barrington Guest House has a strong trading reputation, with a NEW website launched in 2025 (thebarringtonguesthouse.co.uk) and consistent booking demand thanks to its prime location near Scarborough's South Bay and beach. The property is exceptionally well-equipped to accommodate high demand, offering a turnkey opportunity with scope for further development and growth.

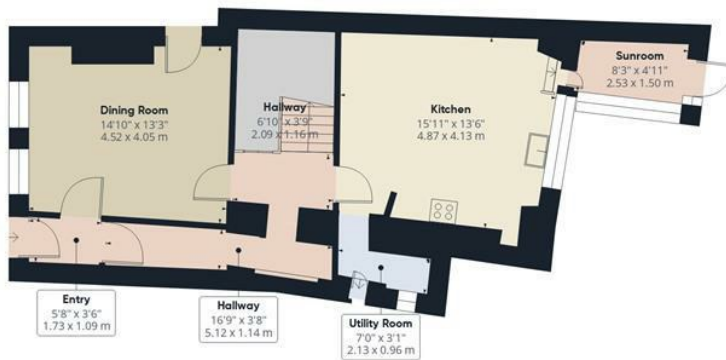




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Floor 2 Building 2



Floor 3 Building 2



Approximate total area⁽¹⁾

2260 ft²

209.8 m²

Reduced headroom

29 ft²

2.7 m²

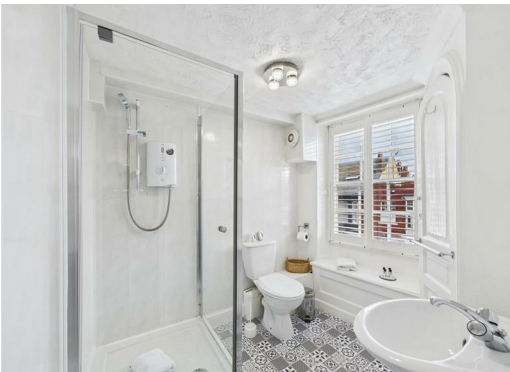
(1) Excluding balconies and terraces

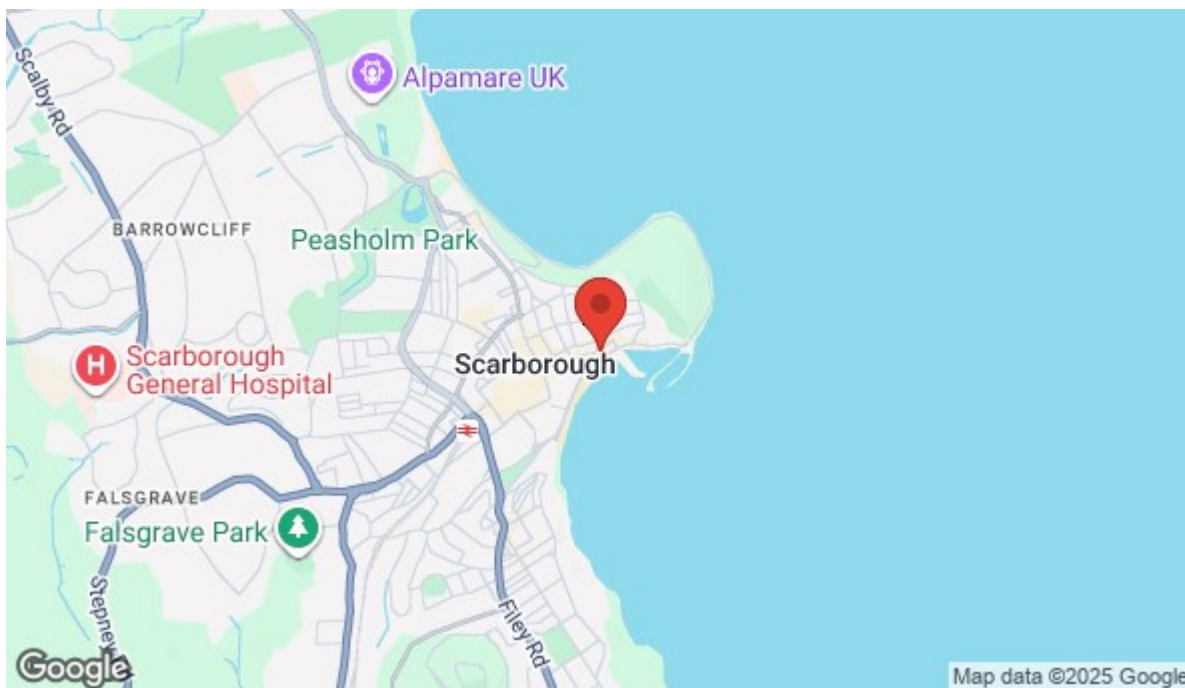
Reduced headroom


Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	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		
England & Wales		EU Directive 2002/91/EC 

Viewings

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