



North Marine Road, , Scarborough, YO12 7HU

- Prime clifftop position with stunning sea & castle views
- Owner's accommodation with flexible living space
- Dining room & guest lounge overlooking the bay
- Well maintained with recent roof & boiler upgrades
- 13 en-suite letting rooms, including 3 premium suites
- Approx. 4,096 sq ft across five floors
- Commercial kitchen & private parking for 9 cars

£425,000



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DESCRIPTION

The Howdale Hotel occupies a prime clifftop position on Scarborough's sought-after North Bay, enjoying breathtaking panoramic views across the bay and towards the iconic castle. This substantial property extends to approximately 4,096 sq ft and offers a rare opportunity to acquire a well-established guest house with generous and flexible accommodation arranged over six floors.

The hotel comprises 13 en-suite letting rooms in total, including three premium bay-fronted suites positioned to the front of the property, all benefitting from uninterrupted views of Scarborough Castle and the North Bay coastline. Access is available via Queen's Parade or North Marine Road, with the added advantage of a private residents' car park providing space for up to nine vehicles.

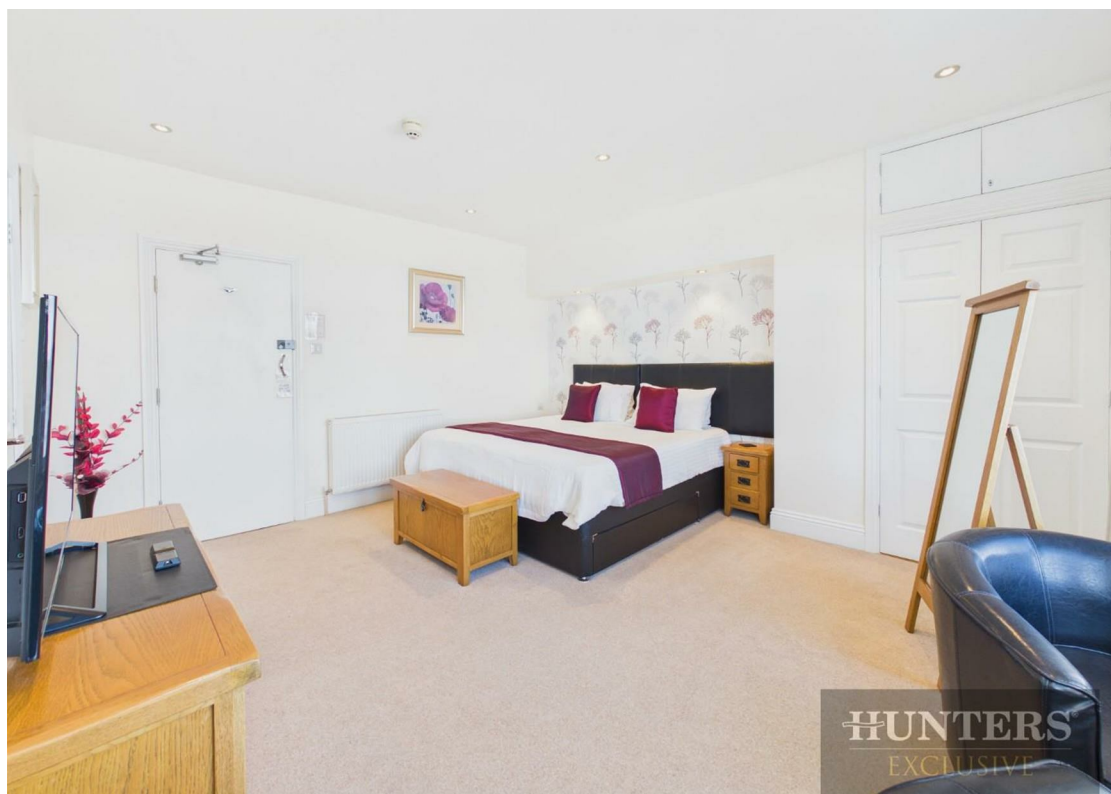
The ground floor features a welcoming reception layout, including a spacious 32-cover dining room with a feature window overlooking the bay, alongside a comfortable west-facing guest lounge—ideal for relaxing and entertaining guests.

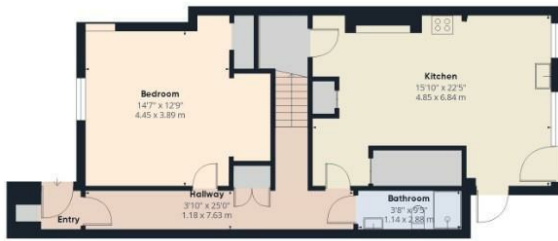
To the lower ground floor, there is a generous commercial kitchen together with owner's accommodation, a shower room, and useful external storage areas, offering excellent practicality for day-to-day operations or potential for self-contained living.

The upper floors are thoughtfully arranged to provide well-proportioned en-suite guest bedrooms across each level, with a premium suite located on the first, second, and third floors. The layout has been designed to make the most of the property's outstanding position while ensuring comfort and privacy for guests.

The property has been carefully maintained by the current owners, including recent improvements such as two newly installed Ideal boilers and a full roof replacement, ensuring the building is well equipped for continued operation.







Floor -1



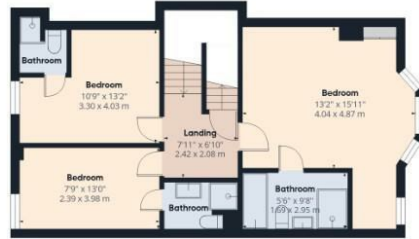
Ground Floor



Floor 1



Floor 2



Floor 3



Floor 4



Approximate total area⁽¹⁾

4096 ft²
380.4 m²

Reduced headroom

9 ft²
0.8 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.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Please contact scarborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

