THE ANVIL INN, STONES THROW COTTAGE & THE OLD NAIL SHED

SAWDON, SCARBOROUGH, NORTH YORKSHIRE

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THE ANVIL INN

MAIN STREET, SAWDON

NORTH YORKSHIRE

YO13 9DY

Scarborough 10 miles Malton 16 miles, York 35 miles, Leeds 60 miles (all distances are approximate)

An attractively situated Country Inn with letting rooms, owners accommodation and a pair of beautifully presented holiday cottage, located within this popular edge of National Park village.

- **Public House/ Restaurant**: A well-regarded country Inn providing character accommodation with main bar, 2 /3 dining areas capable of providing around 35 covers. Commercial kitchen and prep area.
- **Letting bedrooms / Owners Accommodation:** 3 bedroom owners accommodation, which could be utilised as letting rooms.
- **Stones Throw Cottage:** A newly refurbished 3 bedroom holiday cottage
- **The Old Nail Shed Cottage:** A quirky and characterful detached 1-bedroom holiday cottage.
- **Gardens and Grounds:** In all within around 0.4 acres including vegetable garden, beer garden terrace, large car park and private garden
- **Trading Business:** The property would be a perfect lifestyle property with multi-faceted income stream opportunities.

GUIDE PRICE £620,000

DESCRIPTION

The sale of The Anvil Inn presents the opportunity to acquire a multi-faceted commercial property combining a well-established country inn with restaurant, a range of stylishly presented letting rooms/owners' accommodation and a pair of extremely well specified holiday cottages with excellent occupancy rates and turnover. The Anvil Inn has enjoyed a solid reputation in the area as a friendly, quality pub and there is a great deal of potential for a new purchaser to exploit this reputation and put their own stamp of the property and business.

In all the property is situated within 0.4 acres of ground, with private gardens and a large gravelled customer parking area.

The property has the unique advantage of being in a popular edge of National Park village close to the Coast, Moors, Wolds and Vale of Pickering and the addition of two cottages and or 3 letting rooms provide additional income.

The property has been maintained to a high standard throughout with substantial recent investment on the holiday cottages which includes enlarging and refitting Stone's Throw Cottage with Peter Silk of Helmsley upholstery and soft furnishings throughout, to match the high standard of The Old Nail Shed.

The property is situated in the popular village of Sawdon and the property would make the ideal lifestyle property to those looking for a home that can also generate an income stream. Sawdon is a picturesque rural village located about a mile off the A170 north of the village of Brompton By Sawdon. A traditional village which is typified by a Main Street lined by character properties, it is wonderfully situated for outdoor activities, with miles of walks literally from doorstep, along with bridleways and an easy access into Dalby Forest.

The village has an active village hall and a vibrant local community. Sawdon is nicely located within the heart of the countryside, yet only 7 miles distant from Scarborough and just 7 miles from Pickering and 16 miles from Malton.

PUBLIC HOUSE ACCOMMODATION

ENTRANCE VESTIUBLE - 3.60 m (11'8") X 1.67 m (5'5")
Vaulted ceiling with velux roof light and beam. Glazed timber door with matching window lights to both side. Stone tiled floor. Radiator. Exposed stone work to part.

WC - 1.74 m (5'9") x 1.66 m (5'5")
Casement window to the rear. Cantilever basin set on a wash stand. Low flush WC. Tiled floor. Half tiled walls. Recessed ceiling lights. Extractor fan. Hand dryer.

WC - 1.76 m (5'9") x 1.47 m (5'5")
Cantilever basin set on a wash stand. Low flush WC. Tiled floor. Half tiled walls. Recessed ceiling lights. Extractor fan. Hand dryer.

BAR - 8.48 m (27'10") x 5.20 m (17'1")
Attractive triple aspect room with character touches including stone walls, timber floor and original forge dating back to when the building was the village Blacksmiths. Central bar with pumps and serving area. Wood burning stove. Vaulted ceiling. Door to the cellar. Open through to the Dining Room.

DINING ROOM
8.57 m (28’1”) x 3.14 m (10’4”)
Fitted booth seating. Windows to the front. Exposed stone work to part. Panelled walls to part. Wood burning stove. Step up to;

DINING AREA
4.37 m (14’3”) x 3.60 m (11’11”)
Wood floor. Panelled reception desk leading to the bar. Beamed ceiling. Half panelled walls. Wall lights. Door through to the Kitchen

SNUG
4.20 m (14’1”) x 3.67 m (12’0”)
Cast iron wood burning stove set within a stone fireplace with polished oak mantel. Joiner built range of fitted storage units. Wood floor. Beamed ceiling. Half panelled walls, Wall light point. Television point.

PREPARATION AREA
4.12 m (13’6”) x 4.00 m (13’1) max
Wash hand basin. Quarry tiled floor. Recessed lighting. Fitted storage

KITCHEN
4.35 m (14’3”) x 3.50 m (11’6”)
Window to the side. Door outside. Quarry tiled floor. Recessed ceiling light.

CELLAR
2.82 m (9’2”) x 1.50 m (4’11”)
Door outside.

CELLAR
2.58 m (8’6”) x 2.40 m (7’10”)
Tiled floor. Window to the rear. Cupboard housing electric fuses and meters.

FIRST FLOOR LETTING ROOMS/OWNERS ACCOMMODATION

LANDING - 4.73 m x 2.50 m max
Velux roof light. Fitted storage.

BEDROOM ONE - 4.43 m (14’6”) x 3.80 m (12’6”)
Casement window to the front. Radiator. Television point.

SHOWER ROOM - 3.00 m (9’10”) max x 1.55 m (5’1”)
Fully tiled walk in shower cubicle. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Velux roof light.

BEDROOM TWO - 3.56 m (11’8”) x 3.10 m (10’2”)
Casement window to the front. Radiator. Television point. Fitted storage.

SHOWER ROOM - 2.46 m (8’1”) x 1.42 m (4’8”)
Walk in shower cubicle. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Velux roof light. Exposed stone work to part. Loft inspection hatch.

BEDROOM THREE - 4.50 m (14’9) max x 3.56 m (11’8”)
Casement window to the side. Velux roof light. Radiator. Fitted storage.

BATHROOM - 3.38 m (11’1”) max x 1.60 m (5’3”) max
Bath with tiled surround and shower overhead. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Velux roof light.

STONES THROW COTTAGE

DINING KITCHEN
4.32 m (14’2”) x 4.12 m (13’6”)
Front door. Casement window to the front. Range of fitted base and wall units incorporating stainless steel sink unit. integrated electric oven. Integrated fridge. Four ring hob with extractor overhead. Radiator. Wood floor. Beech and wrought iron staircase to the first floor. Wall lights,

GROUND FLOOR BATHROOM
3.39 m (11’0”) x 2.74 m (9’0”)
2.32 m (7’7”) x 1.25 m (4’1”)
Walk in shower cubicle. Low flush WC and wash hand basin. Chrome heated ladder towel rail. Extractor fan. Recessed ceiling lights.

LIVING ROOM
5.85 m (19’1”) x 4.64 m (15’2”)
Recently converted from a range of stables. Velux roof lights. French doors out onto the private courtyard garden. Exposed beams. Wood flooring. Cast iron multi fuel stove. Radiator.

FIRST FLOOR
Velux roof light.

BEDROOM ONE
3.32 m (10’11”) x 3.50 m (11’4”)
Casement window to the side. Radiator. Television point. Wall light. Fitted storage.

BEDROOM TWO
3.30 m (11’0”) x 4.50 m (14’7”) max
Casement window to the side. Velux to the rear. Radiator. Television point. Fitted storage.

LIVING ROOM
4.34 m (14’5”) x 4.20 m (13’9”0
Vaulted ceiling with a fully glazed west facing gable. French windows opening out onto the courtyard garden. Slate tiled floor. Wrought iron and oak staircase to the first floor. Television point.

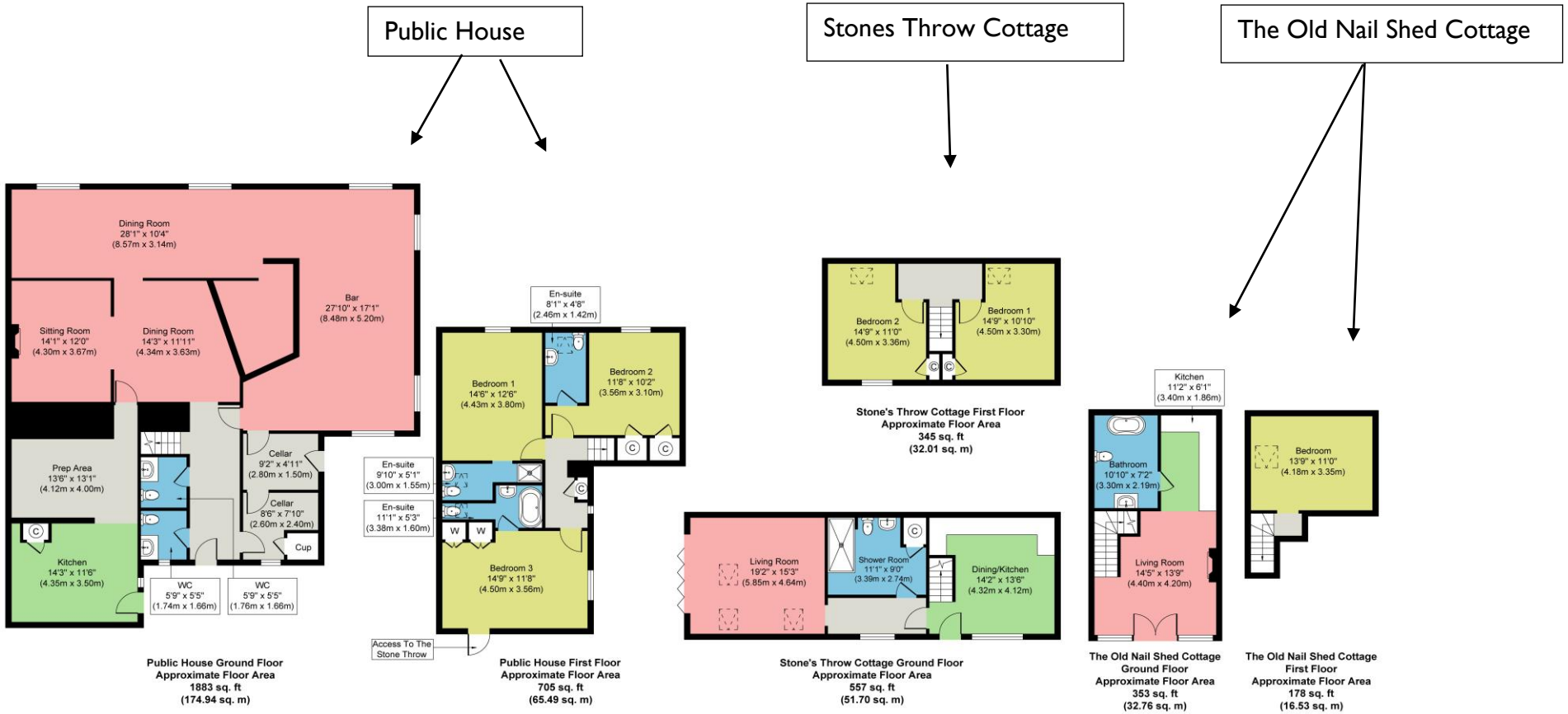
KITCHEN
3.40 m (11’2”) x 1.86 m (6’1”)
Range of fitted base and wall units incorporating stainless steel sink unit. integrated electric oven. Integrated fridge. Four ring hob with extractor overhead. Recessed ceiling lights. Slate floor.

BATHROOM
3.30 m (10’10”) x 2.19 m (7’2”)
Free standing tub. Cantilever wash hand basin set within a stand. Low flush WC. Chrome heated ladder towel rail. Slate floor. Extractor fan. Recessed ceiling lights.

FIRST FLOOR BEDROOM
4.18 m (13’9”) x 3.35 m (11’0”)
Mezzanine double bedroom with a wrought iron and glass balustrade. Conservation roof light. Range of fitted storage.

FOLIES-BERGÈRE
Emilienne d'Alençon

FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for The Anvil Inn and is available for inspection at the agents Pickering, Malton or Helmsley Offices. The EPC score for The Anvil Inn is E/113. The EPC score for The Old Nail Shed is C/61

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766 or Tom Watson FRICS ON 01653 697 820 , email: Judith.simpson@cundalls.co.uk / tom.watson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric, water & drainage. Oil fired central heating. LPG gas.
Planning:	North York Moors National Park
Ratable Value:	£18,000 RV
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode:	YO13 9DY

Details prepared November 2022 – Updated January 2026

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.

WOLD GOLD