



**THE OLD SCHOOL & THE OLD SCHOOL COFFEE SHOP
GROSMONT, NORTH YORK MOORS NATIONAL PARK**

Cundalls



THE OLD SCHOOL & COFFEE SHOP

GROSMONT, WHITBY

NORTH YORKSHIRE

YO22 5PE

Whitby 7 miles, Middlesbrough 27 miles, York 42 miles, Leeds 69 miles (all distances are approximate)

A unique lifestyle opportunity, comprising a mixed use commercial and residential property, currently a successful café and coffee shop along with a substantial and beautifully appointed two bedroom home, located within the picturesque moorland village of Grosmont.

- Fantastic commercial opportunity with a well-established and profitable business which has huge potential for expansion and growth.
- Café/Coffee Shop – licensed café currently providing for 80 covers. Atmospheric setting and situated directly along the Coast-to-Coast National Trail. In all 900 square feet.
- Outside seating and dining are, situated within a stone's throw of the famous NYM Steam Railway station and track.
- Adjoining residential unit providing 2,178 square feet of attractive character accommodation, presented to a high standard, with private courtyard gardens.
- Hall – Utility Room – an impressive main reception room with kitchen, dining and living space. Two large double bedrooms, both with bath or shower rooms, arranged over two floors. Private grounds with external storage.

GUIDE PRICE £725,000

DESCRIPTION

A multi-faceted mixed use property, comprising a highly successful café come coffee shop and substantial two bedroom residential property. The sale of The Old School offers a fantastic opportunity to undertake an interesting commercial opportunity which given its prime location being right on the Coast-to-Coast National Trail; a renowned 190-walking route crossing across Northern England, and located within the perennially popular steam and moorland village of Grosmont offers ample avenues to explore new and enhanced income streams.

The Old School was comprehensively converted around 15 years ago and in all provides 3,045 square feet. The main former school room alone provides 640 square feet and is an ideal cafe and entertaining space with adjoining commercial kitchen and facilities. At present the café has around 80 covers and operates 4 days a week from April to October. This capability could easily be increased, taking advantage of the currently fairly limited opportunities for dining in Grosmont by exploring evening services, supper clubs or all day catering for the flow of walkers flowing along the Coast to Coast literally at the front of The Old School.

In tandem with the commercial faculties is a fantastic residential property. Completely private from the commercial element, the accommodation has, like the Cafe, been improved over recent years and provides stylish and characterful accommodation. The space is dominated by an impressive main living and reception space with vaulted ceilings, and three-quarter height floor to ceiling windows to two sides, flooding the space with light. In all: entrance hall, utility room, main reception space with refitted kitchen, living and dining areas. Ground floor bedroom and separate bathroom with shower. Upstairs on a mezzanine level lies a further double bedroom and bathroom, all presented to a high standard throughout. In all 2,178 square feet.

Outside is well set up for both the cafe and residential sides of the property, each element having private hard landscaped grounds. Ample space for outdoor dining and for the residential side, sheltered courtyard gardens, with pretty and well stocked raised beds and private sitting and dining areas. Parking is available within the village and is currently unrestricted.

LOCATION

Grosmont is a pretty and popular Moorland village famous for the steam railway which runs between Pickering and Grosmont. An important tourist destination, the opportunities for outdoor recreation in and around Grosmont and the North York Moors are endless. The sea-side town of Whitby lies only seven miles to the north and offers a wide array of amenities.



CAFÉ & COFFEE SHOP

CAFÉ

11.00 m (36'1") X 5.40 m (17'9")

An impressive main area with vaulted ceiling showcasing exposed beams. Three sets of doors to the terrace area, ensuring an easy flow of movement for customers. Windows to two sides. Cast iron multi fuel stove set upon a flagstone hearth. Wood floor. Counter area with fitted units incorporating inset sink unit and quarry tiled floors. Fitted shelving and serving area. Panelled walls to part.



COMMERCIAL KITCHEN

3.54 m (11'7") x 3.12 m (10'3")

Quarry tiled floor. Range of free standing stainless steel units. Fridge unit. Single drainer, double bowl sink unit. AEG double electric ovens. Plumbing for dishwasher. Fuses. Pair of mullioned windows to the side and rear. Tiled splashback.



INNER HALL

Interconnecting door. Wood floor. Sky light.

PANTRY

2.00 m (6'7") x 1.56 m (5'1")

Tiled walls. Extractor fan.

REAR HALL

Wood floor. Door to accommodation.

WC FACILITIES

2.00 m (6'7") x 1.47 m (4'10")

Low flush Wc. Wall hung wash hand basin. Tiled walls. Mullioned window. Extractor fan.

LOCATION AND GROUNDS

The Old School is situated off the main street and is accessed along the footpath running parallel to the Steam Railway line, which crosses the River Esk over the foot bridge.

The property is set within the old school grounds, set behind stone walls and with a large open, easy to care for seating and dining area. The outside area has previously been used for Pizza nights and offers scope for further outdoor themed dining.

The residential property has private grounds which comprise a private courtyard and provides a sheltered spot from where to enjoy the grounds. Within the garden are a number of useful, traditional stone and tile buildings and timber store. There is a separate access into the garden from the path.



RESIDENTIAL ACCOMMODATION

ENTRANCE HALL

Quarry tiled floor. Boot room area with coats hooks and shoe rack. Door to the outside. Loft inspection hatch with a drop down ladder. The loft is of a generous size and houses the oil fired central heating boiler. Storage cupboard with electric fuses.

UTILITY ROOM

2.00 m (6'7") x 1.90 m (6'3")

Fitted base unit incorporating stainless steel sink. Shelving. Washing machine point. Original window out. Tumble point. Quarry tiled floor.

BEDROOM TWO

5.00 m (16'5") x 4.70 m (15'5")

Solid oak flooring. Casement windows to two side. Wall lights. Fitted storage cupboard with hanging and shelving space.



SHOWER ROOM

3.15 m (10'4") x 1.40 m (4'7")

Walk in shower. Wash hand basin, bidet and WC set into a travertine tiled surround. Matching tiled walls and floor. Extractor fan. Window to the rear. Chrome heated ladder towel rail.

OPEN PLAN LIVING DINING KITCHEN

14.00 m (45'11") x 5.00 m (16'5")

Range of stainless steel topped base units incorporating a single bowl sink unit. Integrated electric double oven. Six ring induction hob with extractor overhead and tiling to the backsplash. Dishwasher point. Breakfast bar seating. Fitted dresser and storage area set in the inner hall area, which opens through to the kitchen. Solid oak flooring.



Wrought iron and timber stairs to the First Floor. Stripped floorboard. Dining area with space for a large dining table. Interconnecting door to the Café. Three quarter height windows to three sides. Vaulted ceiling with exposed purlins and beams. Radiators. Television point. Cast iron multi fuel stove set on a quarry tiled hearth. Fitted panelling.



FIRST FLOOR

BEDROOM ONE

6.25 m (20'6") x 5.00 m (16'5")

Exposed purlin and beams. Fitted storage cupboards with sliding doors. Windows to the side. Overhead fitted storage.



EN-SUITE BATHROOM

2.45 m (8'0") x 2.00 m (6'7")

Bath with natural travertine stone surround. Wall hung wash basin. Bidet and WC set into a travertine tiled surround. Matching tiled walls and floor. Extractor fan. Window to the rear. Chrome heated ladder towel rail. Extractor fan. Recessed ceiling lights.





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 property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Current Score TBC Potential Score TBC

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, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water, drainage and electric. Air source heating.
Planning: North York Moors National Park
Council Tax: Band C
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: YO22 5QW
Details prepared April 2026
Contents of the Café available by separate negotiation. For a full inventory please enquire.

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 bought 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.

