



Bridlington Street, Hunmanby, Filey, YO14 0JR

- Guest House
- Central to Hunmanby Village
- Two Bedroom Owners Accommodation
- Commercial EPC: C
- Seven Bedrooms
- Alcohol Licence & Tearoom Permission Granted
- Multi Award Winning Business - Tripadvisor/Booking.com

Price £695,000



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DESCRIPTION

The Southgate Bed and Breakfast in Hunmanby, near Filey, is a highly successful, multi-award-winning hospitality business with seven en suite guest rooms and a stylish two-bedroom owner's residence. Formerly a historic inn, it was converted in 2011 and has since built an outstanding reputation, holding top ratings on Tripadvisor and Booking.com. Located in a prime North Yorkshire village with strong tourist appeal, the property offers additional income potential through a tearoom licence and year-round trading. Fully upgraded and beautifully presented, it's a turnkey opportunity ideal for lifestyle buyers or investors.







Ground Floor



Floor 1

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EXCLUSIVE

Approximate total area⁽¹⁾3722 ft²345.6 m²

Reduced headroom

53 ft²4.9 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 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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		58	
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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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HERE TO GET *you* THERE