



# RICHARDSON & SMITH

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## THE CORNER GUEST HOUSE 3 CRESCENT PLACE, WHITBY

*Whitby Town Centre approx. ¼ mile*



**A SPACIOUS VICTORIAN TOWNHOUSE LYING IN A CORNER POSITION IN THE HEART OF WHITBY'S WEST CLIFF, CONVENIENT FOR THE TOWN'S AMENITIES INCLUDING THE HARBOUR AND BEACH. WITH 5 EN-SUITE LETTING ROOMS AND AN OWNER'S APARTMENT ON THE TOP FLOOR THE PROPERTY HAS A TRADITIONAL FEEL WITH A COMMERCIAL KITCHEN AND DINING ROOM ON THE LOWER GROUND FLOOR.**

**Accommodation:**

**Ground Floor:** Entrance Vestibule & Hallway, Lounge, Double Bedroom with en-suite Shower Room, Bathroom.

**Basement:** Lobby, Dining Room, Kitchen, Store, Office.

**First Floor:** Landing, 2 Double Bedrooms with en-suite Shower Rooms, Single Bedroom, WC Cloakroom.

**Second Floor:** Landing, 2 Double Bedrooms with en-suite Shower Rooms, Single Bedroom.

**Third Floor:** Owner's accommodation: Living Room, Bedroom, Shower Room, Dressing Room / Store

**Externally:** Forecourt yard to front. Enclosed yard to rear with 2 stores.

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## PARTICULARS OF SALE

The Corner Guest House, No.3 Crescent Place, lies as the name suggests on the corner of Crescent Place and Wellington Terrace. It is a substantial end-terrace building lying in the heart of Whitby's West Cliff where so many B&Bs and guest houses serve the town's many visitors.



This location is well placed, being convenient for the town, beach and harbour areas, all lying within a modest walking distance. Parking, as for most of the town's guest houses, is on-street with business owners able to offer guests scratch cards to park in the town's residents parking zone.



The property operates as a traditional Guest House with 5 double rooms having en-suite shower rooms, plus owner's accommodation on the top floor.



The updating of the building has included the installation of woodgrain effect uPVC sliding sash windows and new en-suites for the letting rooms as well as refurbishment of the owners accommodation. The building retains much original character including traditional panelled doors with architraves, dado rails, cornicing, fireplaces and panelled bay windows. The building retains the original staircase with polished mahogany handrail.



On the ground floor is an elegant lounge with many traditional features including an impressive fireplace. There is also a double bedroom letting suite and a separate bathroom and laundry area to the rear off the stairs down to the basement level.



On the lower ground floor, from the lobby at the foot of the stairs doors open to the dining room and into the kitchens. The dining room has windows to the front and side and the spacious commercial kitchen has rooms off for storage and a small office as well as access to the rear yard.



The 5/6 letting bedrooms are arranged over the ground, first and second floors. There are 5 large double rooms, retaining features like traditional bedroom fireplaces and having modern en-suite shower rooms; There is one single bedroom (not en-suite) and a separate WCs on the first floor half landing.



On the top floor is an apartment providing private accommodation for the owners. An enclosed stair leads up to a door into an open plan living space with kitchenette off which there is a bedroom for a double bed, a walk-in dressing room/ wardrobe and a modern shower room. Natural light comes from 4 Velux windows and a connecting doorway currently leads into No.4 Crescent Place which the owners current operate alongside The Corner Guest House. There are Panoramic views across the rooftops to the harbour and up the river Esk to the moors from the rear facing Velux rooflights.

**Outside**

At the front, the house is set behind a forecourt area bounded by wrought iron railings and a flight of stone steps ascends to the entrance.

At the rear is a walled and paved courtyard with a gate onto the rear street and doors to 2 low storage areas. There is vehicular access at the rear, off Wellington Terrace.

**GENERAL REMARKS AND STIPULATIONS**

**Viewing:** Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agents prior to travelling or making an appointment to view this property.

**Method of Sale:** The property is being offered for sale with the business to include the commercial inventory or goodwill and bookings, if required.



**Directions:** From our offices, head up Bagdale, away from the town centre and turn right at the mini-roundabout onto Chubb Hill up the side of the park. At the top of the hill take the second exit off the roundabout onto Uppang Lane and the turn right onto Crescent Avenue after about 50 yards. Drive along to the cliff top and then turn right following around past the Royal Hotel around to Crescent Place where you will find The Corner Guest House on your left hand side. See also location plan.

**Services:** The property is understood to be connected to mains gas, electricity, water and drainage. Central heating and hot water are provided by electric heaters.

**Local Taxation:** The property is currently taxed jointly with the neighbouring property. They have a joint rateable value of £14,000 pa and therefor rates of approx. £6,986 are payable for 2026-27 before reliefs. The owners' accommodation is band A for Council Tax - approx. £1,615 is payable for 2026-27. North Yorkshire Council. Tel: 01723 232323.

**Postcode:** YO21 3HE

**Tenure:** Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		1/3   C
55-68	D		
39-54	E		
21-38	F		28   F
1-20	G		

**IMPORTANT NOTICE**

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



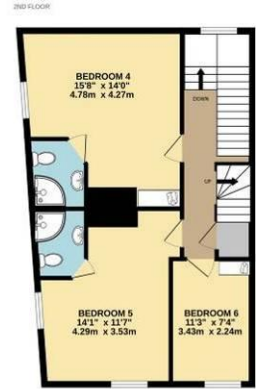
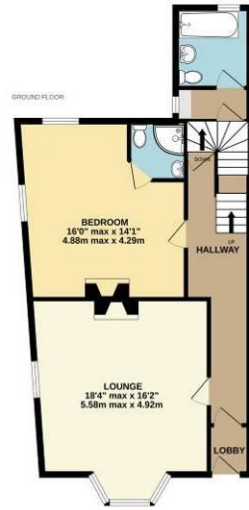
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TOTAL FLOOR AREA : 2932 sq.ft. (272.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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