



**BRIDGEFOOT
GUEST HOUSE**
Classic 17th C. Country House
All Rooms En-Suite
Tel: 01751 474749
www.bridgefoot-house.co.uk

PLEASE
NO
PARKING
ON

FOR SALE

BRIDGEFOOT GUEST HOUSE
THORNTON LE DALE, PICKERING, NORTH YORKSHIRE

£625,000 – Freehold

SUMMARY

- Delightful detached Yorkshire B&B with superb trading location
- Next to famous Beck Isle thatched cottage in honeypot tourist village
- Ideal base for exploring North York Moors National Park, Pickering and numerous attractions
- 9 Letting bedrooms, private parking and lovely walled garden
- Very strong easily run B&B only business with scope for tea room trade.

INTRODUCTION

Bridgefoot Guest House is a delightful property in an idyllic setting in a famous honeypot tourist village. The property has a lovely variety of accommodation, private parking, beautiful garden, large garage ideal for bike storage and by just popping through the garden wall gate one is straight onto a beautiful beckside path leading to glorious walks for guests and owners alike. All in all Bridgefoot Guest House is a superb place to live and work. The current owners acquired Bridgefoot House in May 2011 as a semi retirement venture and have enjoyed doing just as much or as little as they wish whilst undertaking various alterations and improvements. Now it's time to fully retire and hand over the reins at this lovely guest house.

LOCATION

Situated in the beautiful North York Moors National Park, Thornton-le-Dale is very well known as a visitor attraction in its own right being a chocolate box village. The North York Moors provide spectacular walking and touring country. Dalby Forest is close by with its cycling and Go Ape centre, Pickering and the North York Moors Steam Railway is just 3 miles to the west and the lovely towns of Malton and Helmsley, plus Flamingo Land, Eden Camp and

Castle Howard visitor attractions are all within a short drive. In addition the wonderful east coast with Scarborough, Robin Hoods Bay and Whitby is within easy reach.



THE PROPERTY

Thought to date back to the 17th century, Bridgefoot Guest House is a very attractive detached property of traditional stone construction under pitched slate covered roofs with a late 20th century extension to the rear. Accommodation is arranged on ground and first floors.

PUBLIC AREAS

The main entrance is from the side of the house leading into a lobby. A door from the lobby leads through to the L shaped hallway with open staircase. Straight ahead is the breakfast room, a delightful spacious room with large windows overlooking the garden.

LETTING BEDROOMS

9 Letting Bedrooms to sleep 18 (all double or twin). All have ensuite facilities, 2 with bathroom/wc and 7 with shower room/wc. All bedrooms have central heating, flat screen TV, radio/alarm, tea and coffee making facilities and hairdryer.

2 of the bedrooms are large rooms with sitting area and can be used as family rooms sleeping additional guests.

8 bedrooms are on the first floor and one bedroom is on the ground floor. The ground floor room has its own external access as well as internal access.

OWNER'S ACCOMMODATION

The owners have a lovely suite of rooms for themselves on the ground floor with hallway, spacious lounge with wood burning stove and views over the garden and a double bedroom with fitted wardrobes and en suite showerroom/wc.

SERVICE AREAS

Large refurbished kitchen which provides attractive private living space. Lobby leading from the kitchen to the rear outside. Utility room, private W.C. and linen store.

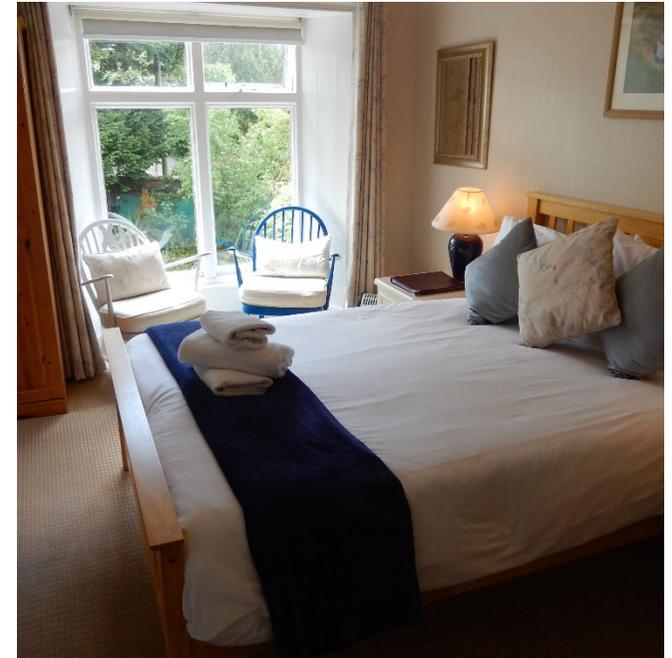
OUTSIDE

Side parking area. Rear seating area. Beautiful walled garden with wall gate access to the beckside walk and Beck Isle Cottage. Additional parking and large double garage with side covered area. The garage is ideal for secure bike storage for guests.

SERVICES

Ryedale District Council at Malton - 01653 600666.
National Park Authority at Helmsley - 01439 772700

Mains electricity, water and drainage. Electric and/or LP gas for cooking. Oil fired central heating.



LICENCE

Unlicensed.

LISTINGS

Trip Advisor Certificate of Excellence for the last 5 years.

WEBSITE

www.bridgefoot-house.co.uk

TRADE

The current owners operate Bridgefoot House as an easily run B & B semi retirement venture. Whilst their dining room and garden are ideal for a tea room (planning consent granted in 2011), they do bed and breakfast only and let a maximum of 7 rooms on any given night though all 9 rooms are available for use. The owners accounts for the year ended 31st May 2018 show turnover £75,140 on less than 10 months trading. We understand the business is not VAT registered. For those buyers looking to further develop the trade at Bridgefoot Guest House there is plenty of potential to increase bedroom sales and to develop an all round guest house and tea room business.

DEVELOPMENT POTENTIAL

The garage and car port is a substantial building, large enough for creation of a separate private dwelling for owners subject to obtaining consents.

PRICE

£625,000 for the freehold complete with goodwill and trade contents (according to inventory) excluding personal items. Stock at valuation.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required.

Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view MUST be made through the vendor's agents who are acting with sole selling rights.

MILEAGES & DIRECTIONS

Pickering 3 miles; Malton 8; Scarborough 15; Castle Howard 16; Whitby 20 and London 238. Thornton-le-Dale is on the A170 Thirsk to Scarborough tourist route and a short drive east of Pickering. From the centre of Thornton-le-Dale head east on the A170 towards Scarborough and Bridgefoot Guest House will be seen on the left hand side next to the bridge after just a few hundred yards.

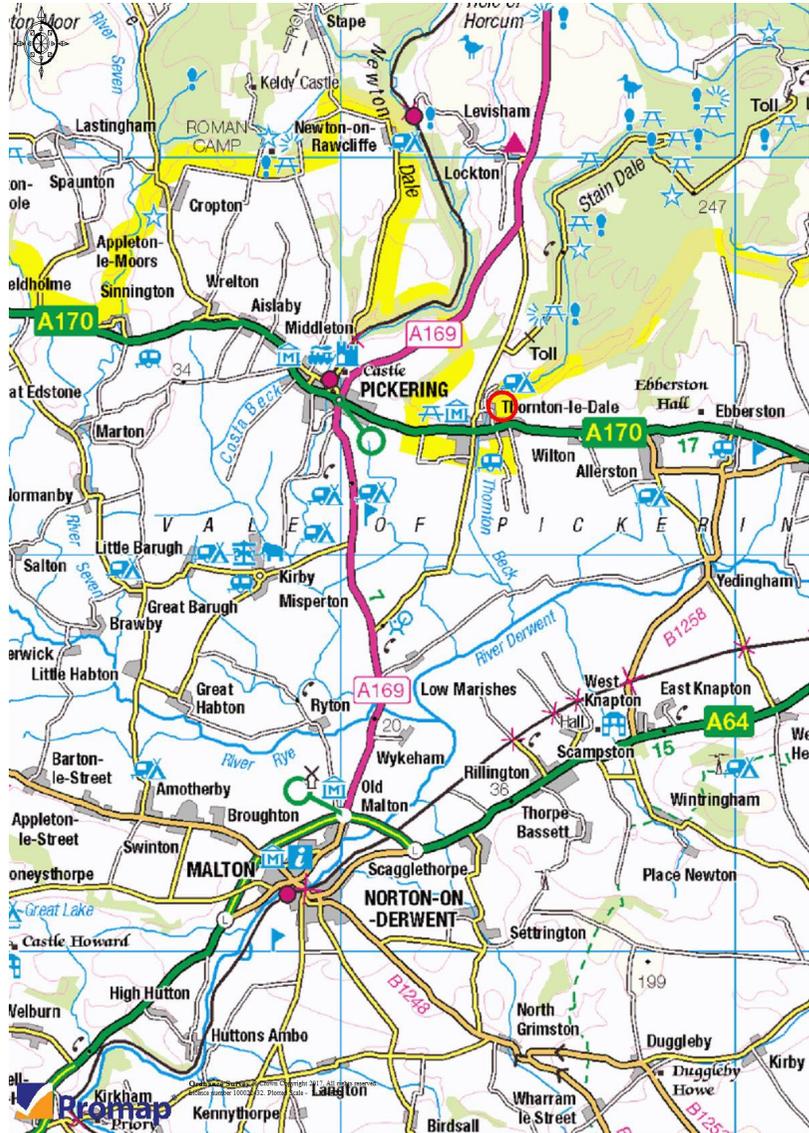


BRIDGEFOOT GUEST HOUSE, CHESTNUT AVENUE, THORNTON LE DALE, PICKERING, NORTH YORKSHIRE, YO18 7RR



BRIDGEFOOT GUEST HOUSE, CHESTNUT AVENUE, THORNTON LE DALE, PICKERING, NORTH YORKSHIRE, YO18 7RR





More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 119 This is how energy efficient the building is.

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



Peter Bean

Tel: 07836 719376

Email: peter.bean@colliers.com

Ref:308069

Disclaimer

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (June 2019) Colliers International is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.