

Pinchinthorpe Hall

- Elegant 17th Century Manor House to let
- 6 spacious bedrooms, 3 reception rooms
- Bistro restaurant, bar and catering kitchen
- Large 2 bedroom owner's flat/apartment
- New 10 year lease, stepped rent considered
- Edge of North York Moors National Park. Energy Rating C

Rent fee period and stepped rent considered

Pinchinthorpe Guisborough, North Yorkshire, TS14 8HG

Leasehold: £55,000 inc F&F's

Annual Rent: £60,000

Ref: 6445181

LOCATION

Pinchinthorpe Hall is located on the northern edge of the world famous and picturesque North York Moors National Park within two miles of the town of Guisborough.

The famous Roseberry Topping, a 1,000ft high jagged cliff, provides the stunning back drop and can be seen from many rooms within the house as well as from the large lawned, walled garden to the rear.

There are some notable and sought after North Yorkshire and Cleveland villages and towns nearby including Stokesley and Great Ayton, whilst the main population centres in the region are Darlington, Whitby, Northallerton, and the Teesside conurbation.

DESCRIPTION

Pinchinthorpe Hall dates back to the 1600s and has six characterful en suite bedrooms, four impressive formal reception rooms, with a history and charm that are evident throughout the property. The stunning backdrop with views of Roseberry Topping, makes it an ideal wedding venue or private hire boutique hotel.

A new lease is offered with flexible terms.

















GROUND FLOOR

There are four formal reception rooms including the Lounge, Marble Room, Garden Room and Drawing Room as well as the Butler's Pantry and a large catering kitchen.

Bistro/Restaurant:
Adjoining the hall is a charming, contemporary styled L shaped bistro restaurant with bar servery.

LETTING ACCOMMODATION

On the first floor there are six letting bedrooms including the Cromwell four poster suite and the William Morris suite.

FIXTURES & FITTINGS

The premium price includes all trade fixtures and fittings which in turn comprises a large and barely used catering kitchen including an excellent array of equipment and cooking, refrigeration and extraction appliances. Also included are all the furniture, wall art, and furnishings for the letting bedrooms and reception rooms of the main hall as well as the dining tables and chairs for the bistro.













EXTERNAL DETAILS

To the rear is a large walled garden which is lawned and ideal for the erection of a marquee. There is also a gravelled forecourt which provides ample parking. The remainder of the land comprises gardens and a large overflow car park.

OWNER'S ACCOMMODATION

On the second floor there is a self-contained two bedroom owners flat with lounge, kitchen and bathroom.



THE OPPORTUNITY

Our clients are the freehold owners and have previously operated the business as a boutique hotel and wedding venue. Although currently closed, it is felt that the business could be restarted with minimal costs.

Our clients are offering a new lease with a stepped rent or a rent free period to allow the tenant to build the business. Other terms such as lease length, break clauses and rent reviews can be agreed subject to tenant experience and status.



DEBT & INSURANCE ADVISORY

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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