

FOR SALE

WHITE HORSE FARM HOTEL

GILL LANE, ROSEDALE, YO18 8SE



Hotel/B&B

Price - £795,000

Property Features

- Superb Location in the North York Moors National Park
- Stunning Views Over the Surrounding Countryside
- Bar, Restaurant and Function Room
- 17-En Suite Hotel Rooms
- Profitable Business with Huge Scope to Grow Trade



Enquiries

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Location

Benefiting from an excellent location at the heart of the North York Moors National Park, the White Horse Farm Inn sits on the edge of picturesque village of Rosedale. This area enjoys year-round tourist trade, which is particularly busy during the peak summer and spring months.

Description

A substantial and imposing stone built detached property extending to two storeys under pitched roofs and single storey extensions to the rear. There are some single storey outbuildings in the grounds, currently not in use. To the front is ample parking and a beer garden with stunning views over the surrounding countryside.

Internally, the White Horse Farm is fitted as a traditional country inn with ground floor public areas and rooms to the upper floors and in a couple of self-contained annexes attached to the main building. There are also extensive grounds which include outside seating, beer terrace, parking, unused outbuildings and grounds.

Accommodation

Ground Floor - Accessed via a small loft to the front.

Main Bar - This also doubles as a reception space/lounge and has a traditional feel to the décor with carpeted flooring, exposed stonework to some of the walls and seating on sofas. To the side is the bar servery, which has a similar style décor and seating on spindle back chairs set at loose tables. This space also acts as additional seating for dinners during busy periods and can currently cater for 28 covers.

Pool Room - To the rear of the main bar this has a mixture of carpet and wood affect flooring and half wood panels to the walls. This space could easily be adapted to provide additional dining space if required.

Dining Areas - These are separate to the bar spaces and currently cater for 30 covers with carpeted flooring. Features in this room include beam work and a wood burner with stone surround.

Serving/Carvery - This space is open to the public and is utilised purely as a serving area for breakfasts and carvery meals. This could be repurposed for use as additional seating if required.

Hotel Reception - If needed there is a small separate reception space to the rear purely for the hotel rooms with small desk and separate access.

Ancillary Accommodation - Including ladies and Gentleman's customer toilets, catering kitchen fitted with a range of stainless-steel fitments, wash up area, storage, fridge room and staff toilet. **Further Unused Spaces** - Beyond the back of house area is a mainly unused former managers flat which incorporated a small kitchen, bathroom, conservatory living space and bedroom. This is currently storage space with one room acting as a small office.

First Floor - The majority of the hotel rooms are at this level with 13 accessed via the ground floor. These are all ensuite and currently made up of 9 doubles and twin rooms and 4 family rooms. With its own separate access at the rear there are some further rooms. This space is currently being used as staff accommodation but would be better served as additional letting rooms. It consists of 3 bedrooms with ensuite bathrooms and a lounge/kitchen dinner, which could be adapted for a further bedroom. Alternatively, it would be possible to use it as a self-contained Air BNB style letting.

Staff Accommodation - This is located at the side of the main building and has its own separate entrance. It consists of one double bedroom, shower room and living space with in built kitchen facilities.

External -

To the front and side there is parking for approximately 20 cars. Two large seating areas are also offered, one on a lawned area beyond the car park and the other on a terrace directly to the front of the hotel. Both have seating on picnic benches and stunning views over the nearby countryside.

To the rear there is more parking for staff and service areas.

There are also some outbuildings, which are currently not in use. These are single story and could be used for either letting space, staff accommodation or storage. Beyond the car park at the side there is some garden space and a paddock. These are not currently being used.



Services

We believe that mains electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Trade and Business

Our client has owned the property for 8 years. They run it under management and are not local to the area. Due to other rapidly expanding business interests in another sector, they do not have the time and resources to focus on running the White House Farm Hotel to its full potential. They have therefore decided to move the property on.

The White House Farm is a traditional country inn with a good mix of trade between wet, dry and accommodation. It is only open for limited hours other than during the main key summer months. This is due to the reasons mentioned above. It is not trading to anything like its full potential. The accounts for December 2023 showed a net turnover of £486,539 and bottom-line net profit of £73,150. Since then, the hours have been reduced, which is reflected in the latest figures. December 2024 showed a net turnover of £342,418 and a bottom-line net profit of £21,436. This can be adjusted back to £55,000 with the addition of a number of other items. With investment and more hands-on focused management this could be greatly improved upon.

Fixtures and Fittings

An inventory of included items will be provided once a sale is agreed.

Business Rates

RATEABLE VALUE

RATES PAYABLE

£15,000

£7,485

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

Value Added Tax

VAT may be charged at the prevailing rate.

Costs

Each party is to be responsible for their own legal costs in the matter.

EPC Rating

The property's energy rating is D95



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