

# FOR SALE

## PLUMPTON COURT

HIGH STREET, NAWTON, YO62 7TT

BARRY  
CRUX 

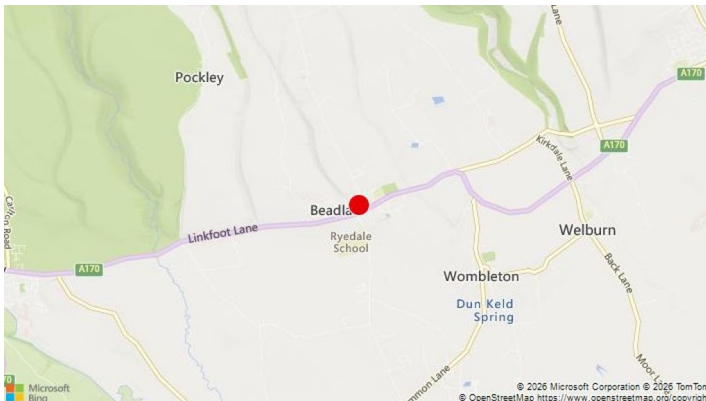
## Hotel/B&B

Price - £895,000

For freehold, business goodwill, fixtures & fittings

### Property Features

- Superb village location on the edge of the North York Moors National Park
- Excellent access to the National Park, Helmsley, York, Whitby & the East Coast
- Good condition and well maintained inside and out
- Six/Seven Ensuite Guest Bedrooms
- Separate Private Accommodation
- Parking and Gardens



Enquiries

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## Location

Plumpton Court is situated in a prominent position within the village of Nawton, which is just off the main Thirsk to Scarborough road. The village is ideal for visiting the surrounding areas which include the North York Moors, the East Coast, Helmsley and the historic City of York.

## Description

Plumpton Court is an excellent detached property of two-storey construction which has been extended to create a third floor. There are ample parking facilities and well-kept enclosed gardens to the rear.

Our client has owned and operated the business for 30 years and is now looking to retire. The business is well established and enjoys a large amount of repeat custom. By their own admission our clients have not maximized trade in recent years due to starting the process of winding down to retirement. There is clearly scope for a new incoming operator to increase occupancy and drive trade much harder.

The property also lends itself well to conversion back to a residential property and would make a superb family home. The property could also be converted and divided into air BnB accommodation or split into a couple of holiday cottages.

## Accommodation

### Ground Floor - Guest Accommodation

Customer entrance hall to the side of the property. Running directly off the main hallway is a twin bedroom with a three-piece ensuite shower room. A good-sized utility space is also located in this area which is currently used for linen and drying. Other public spaces include a guest lounge/bar which offers comfortable surroundings with carpeting throughout, stone fireplace with open fire, seating on sofas and a small bar. Leading off this is a pleasant and airy dining room which has an attractive bow window to the front, solid oak flooring and currently provides 12 covers.

### Ground Floor - Private Accommodation -

Accessed with its own entrance at the front of the building. There is a private lounge space with wood burner and a large kitchen, which is well equipped with a range of modern wall and base units. This space provides an ideal family dining area and is also used to prepare breakfasts for guests. The kitchen leads out into the UPVC conservatory to the rear of the premises. This is a spacious area that is large enough to act as a second lounge space. There is also a private downstairs toilet.

### First Floor - Guest Accommodation -

The bulk of guest bedrooms are situated at this level with five double bedrooms. All are ensuite with a mixture of baths and showers. All the rooms are well appointed with different styles of decor from room to room. There is an additional single bedroom that is not in use but is ensuite and is currently used for storage.

### Second Floor - Private Accommodation -

Currently used by the owners as their living space. It consists of a large bedroom with modern ensuite bathroom and dressing room. There is a further second bedroom that also has bathroom facilities. While this space is currently used by the owners, both bedrooms could be repurposed to provide further letting rooms.

### External -

To the rear is parking for seven cars in marked bays. Additionally, there is storage space, a large private double garage and a further parking bay for private use. Beyond this are the enclosed gardens, which are landscaped and offer very pleasant and peaceful surroundings. There is seating available and further storage.



## Services

We understand that all mains services are connected to the property. Interested parties are advised to make their own independent enquiries.

## Trade and Business

Our client currently trades the business from March to December. It has always been a lifestyle type operation, but even more so now with the owner not pushing occupancy as they start to slow down. This therefore presents an opportunity for a new operator to push the levels of trade higher and drive the business much harder. The business currently shows an average net turnover of between £50,000 to £70,000 a year.

The location also presents a fantastic place to live. It is in peaceful rural surroundings and is ideal for families with good primary and high schools within walking distance.

[www.plumptoncourt.com](http://www.plumptoncourt.com)

## Fixtures and Fittings

Most fixtures and fittings are included in the sale, although some personal items will be removed. An inventory will be provided.

## Local Authority

North Yorkshire

## Business Rates

RATEABLE VALUE

RATES PAYABLE

£9,600

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.

## EPC Rating

The property's energy rating is B48



01904 659990

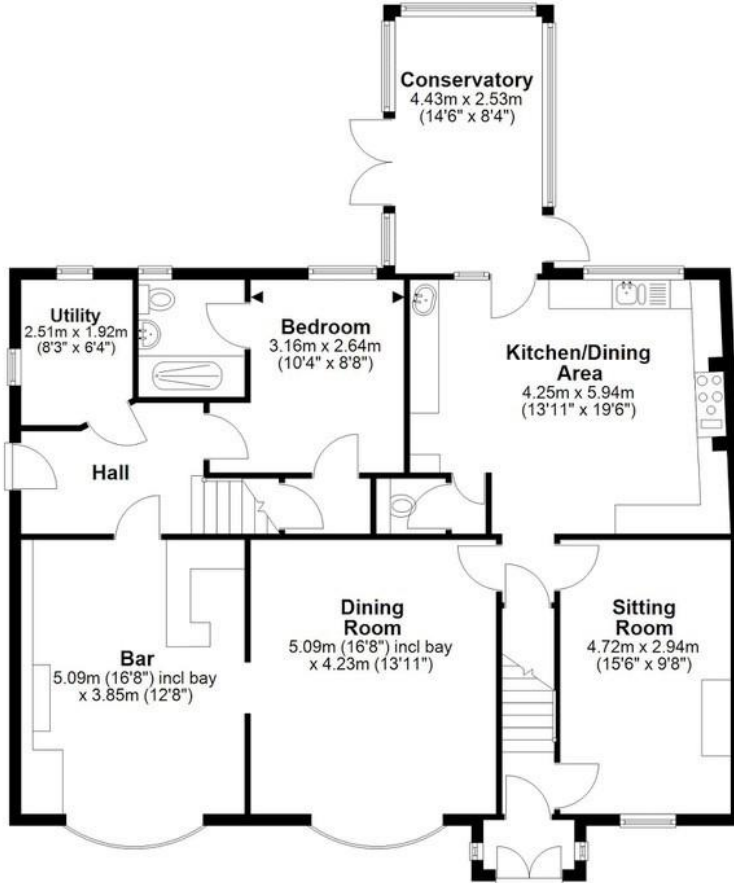
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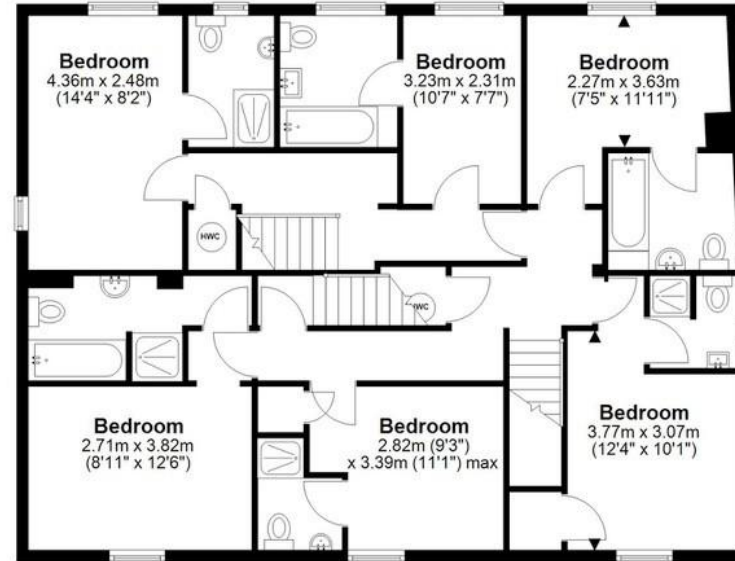




**Ground Floor**  
Approx. 125.7 sq. metres (1353.3 sq. feet)



**First Floor**  
Approx. 111.2 sq. metres (1197.0 sq. feet)



**Second Floor**  
Approx. 56.9 sq. metres (612.2 sq. feet)



Total area: approx. 293.8 sq. metres (3162.6 sq. feet)  
**Plumpton Court, Nawton**