



milburns
commercial

GRANGE FARMHOUSE ORCHARD VIEW YORK, YO30 1YQ - £800,000

Occupying a prominent position overlooking the village green, this substantial Grade II listed detached former farmhouse presents a rare hospitality and lifestyle business opportunity. Currently operating as a successful bed and breakfast with additional holiday accommodation, the property offers a well-established income stream together with significant potential for further development and diversification.

Dating back to the 1730s, the main building extends to a substantial footprint and provides extensive owner or guest accommodation. The property retains a wealth of original character features including exposed beams, Inglenook fireplaces and period architectural detailing, creating a distinctive offering within the visitor accommodation market.

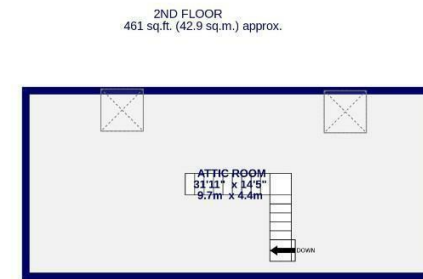
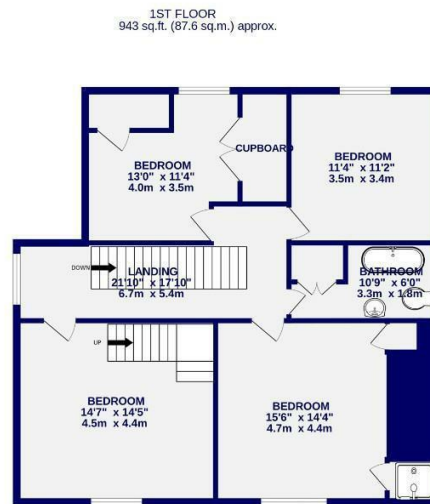
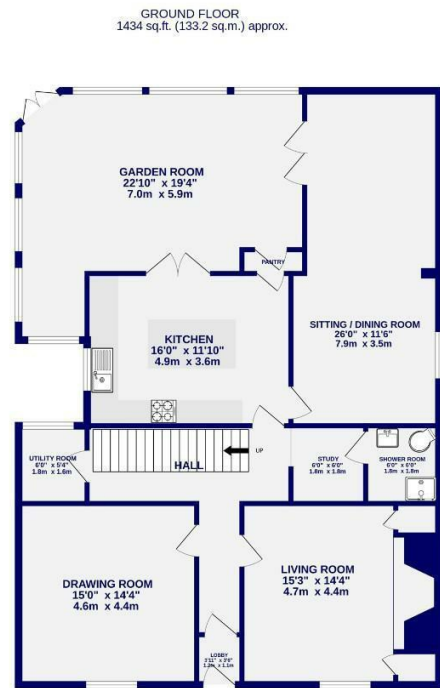
The principal accommodation comprises multiple reception rooms suitable for guest use, a spacious breakfast kitchen with central island and pantry facilities, a garden room overlooking the south-facing grounds, together with ancillary office, utility and shower room facilities. To the first floor are four double bedrooms, family bathroom facilities and additional attic accommodation that may offer scope for further operational use, subject to the necessary consents.

Externally, the property benefits from attractive south-facing walled gardens that enhance its appeal as a hospitality destination, alongside ample guest and owner parking via both roadside and gated rear access.

A key feature of the business is the inclusion of five self-contained chalets situated within the grounds and currently utilised as holiday lets. Each chalet provides double bedroom accommodation with en-suite facilities, while one unit additionally benefits from a fitted kitchen. These units create valuable supplementary income and offer flexibility for a range of commercial uses, subject to any required permissions.







TOTAL FLOOR AREA : 2839 sq.ft. (263.7 sq.m.) approx.

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- Detached Georgian Cottage • Four Bedrooms Internally & Five Annexes • Grade II Listed • Operating As A B&B With Five Holiday Lets • Large South Facing Rear Garden • Period Features • EPC TBC

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