



GRANGE FARMHOUSE ORCHARD VIEW YORK, YO30

110 000 000

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.

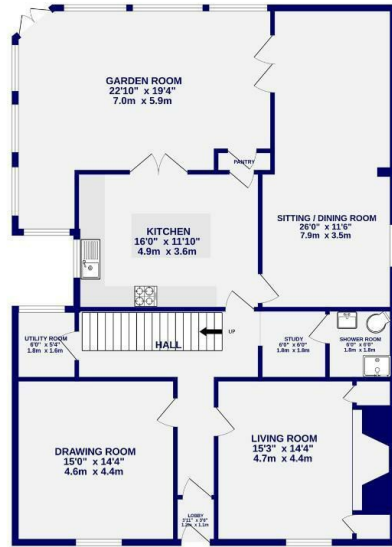
Externally, the property benefits from attractive south-facing walled gardens that enhance its appeal as a hospitality destination, alongside ample guest and owner parking via both roadside and gated rear access.

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.

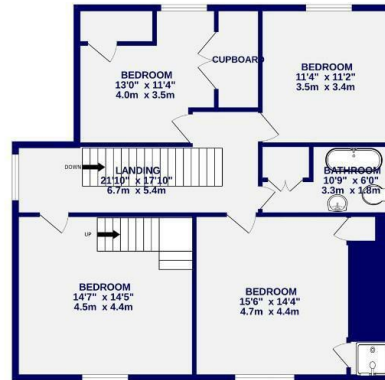




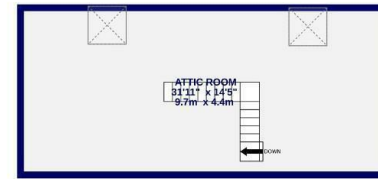
GROUND FLOOR
1434 sq.ft. (133.2 sq.m.) approx.



1ST FLOOR
943 sq.ft. (87.6 sq.m.) approx.



2ND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



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

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
Made with Metropix ©2025

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

