

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions 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 or efficiency can be given.
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**The Bryherstones Country Inn, Newlands Road,
 Cloughton, Scarborough, YO13 0AR**

**Harris Shields
 Collection**

The Bryerstones Country Inn

- ✓ Traditional Country Inn
- ✓ Large 3/4 Acre Plot
- ✓ Covers 110
- ✓ 40 Vehicle Car Park
- ✓ Beer Garden & Playground
- ✓ Permission For 3 Eco Lodges
- ✓ Adjusted Net Profits Circa £185,000 PA
- ✓ Stunning Location

Guide Price £725,000

Harris Shields Collection

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Description

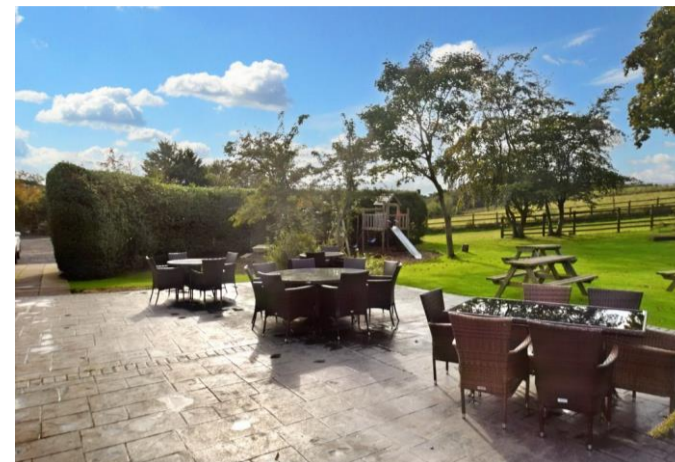
An absolutely amazing opportunity to acquire one of the most successful Country Inns on the East Coast in a gorgeous North Yorkshire Moors National Park location just outside the affluent village of Cloughton, and an area very popular with locals and tourists alike very close to the Cleveland Way Walk. The Bryherstones Country Inn is a beautifully restored, extremely well maintained and is offered for sale after 12 years under the current family ownership. The business boasts consistent levels of turnover and profit.

The pub/restaurant area is compartmentalised into various dining areas and snugs with three serving bar areas offering a relaxing, cosy atmosphere. Decor throughout is traditional with timber beams, exposed stonework and flagged floors. Seating capacity is for 110. The kitchen is a fully equipped commercial grade for catering with more than enough storage, beer cellar, walk in fridge and customer toilets.

Uniquely the property benefits from a BIOMASS System that powers the hot water and heating system. Installed in 2012 at

Additional Information

Council tax band



Opening doors
for over 60 years

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