



MOONFLEET

The Square, Skinningrove, Saltburn by the Sea



GSC GRAYS
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MOONFLEET

THE SQUARE, SKINNINGROVE, SALTBURN BY THE SEA TS13 4BD

A SUBSTANTIAL, GRADE II LISTED, DETACHED HOME SITUATED IN SKINNINGROVE BETWEEN SALTBURN AND STAITHES. CURRENTLY OPERATED AS A GUEST HOUSE WITH A LICENCED BAR AND FUNCTION ROOM, THE PROPERTY OFFERS PLENTY OF FURTHER COMMERCIAL AND RESIDENTIAL OPTIONS, ALL WITHIN WALKING DISTANCE OF THE BEAUTIFUL CATTERSTY SANDS BEACH AND THE POPULAR CLEVELAND WAY

Accommodation

Coastal Village Guest House with Six Guest Suites

Separate Owner's Accommodation • Licensed Bar with Lounge and Games Room

Large Function Room • Commercial Kitchen • Guest Dining Room

Externally

Large, Private, Gated and Gravelled Parking Area

Gardens Suitable for Seating to Complement the Licenced Bar



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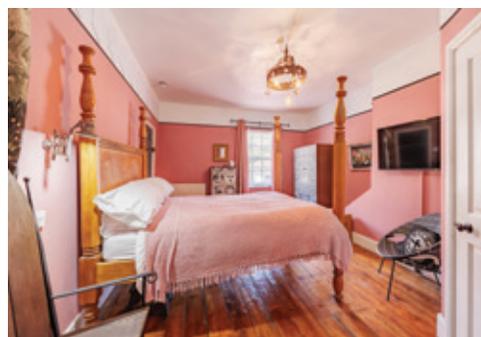
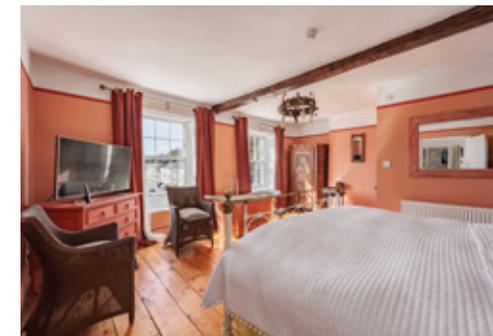
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Situation and Amenities

Skinningrove is situated on the northeast coast, between Saltburn and Staithes. There is a natural sandy beach for recreation, whilst the Cleveland Ironstone Mining Museum along with The Cleveland Way, which runs through the village, both attract a wealth of walkers and tourists, increasing the potential of this unique property.

Whitby and the North York Moors are only a short distance away as are the other popular destinations of Sandsend and Robin Hoods Bay. There are excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services run from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside, Newcastle and Leeds Bradford.

Moonfleet

The original building dates to 1704 with further additions over the years now providing substantial accommodation with over 5,500 square feet of internal space. The property is currently run as a guest house offering six double en suite bedrooms for guests, along with separate owner's accommodation.

Moonfleet enjoys a licenced bar with a games room and a large function room, offering huge potential should a new owner wish to expand the current business operations.

The wonderful location is just a stone's throw from one of the most beautiful beaches at Cattersty Sands, whilst the popular Cleveland Way attracts many tourists and local walkers to the area.

Accommodation

The ground floor entrance hall has a wonderful, welcoming feel with an impressive staircase leading to the first floor. There are doors to the guest dining area and the working kitchen beyond, as well as the bar and games room and the function room.



At over 50ft long, the function room offers the most spectacular space, suitable for many occasions such as weddings, events, family get-togethers and other social functions. There is access straight through to the lounge bar, which is furnished with relaxed, comfortable seating and a large fireplace to enjoy a winter's day in front of the fire. The games room provides some activity space and there are male and female facilities available.

A door to the side opens to the garden which would naturally lend itself to use as a beer garden or seating area and may offer further outdoor commercial opportunities to take advantage of passing trade in the sunshine. There is a separate front door and lobby to enable casual entry to the bar without any access through to the main guest house.

The first floor landing has a spacious, open feel and has room for furniture along with windows that flood the area with light. There is access to four double guest rooms, all with en suite facilities, along with a private staircase leading to the owner's accommodation on the second floor.

To the second floor, there are two double en suite guest rooms with storage areas and a private door to the owner's quarters.

Parking

There is a large, sliding gated entrance to the front of the property, opening up to a gravelled area providing plenty of parking. There is a terrace to the front, to sit and relax in the sunshine.

Owner's Insight

The owner purchased the property some years ago and has a been very busy upgrading and refurbishing during her time here. She has enjoyed a comfortable income whilst managing an ideal working lifestyle to suit her current needs and does not regularly use the bar or function rooms for business purposes.





Our owner is looking forward to passing the property on to a purchaser who has ambition and who would take the business and all the opportunities available to a level that they are comfortable with, whilst enjoying a work/life balance to suit in such wonderful surroundings.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays.

Tel: 01748 829 217

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Local Authority

Redcar and Cleveland Borough Council

Services

Mains electricity. Mains water and mains gas heating via two independent boilers.

VAT

All figures quoted are exclusive of VAT.



Moonfleet, Skinningrove

Approximate Gross Internal Area

5640 sq ft - 524 sq m

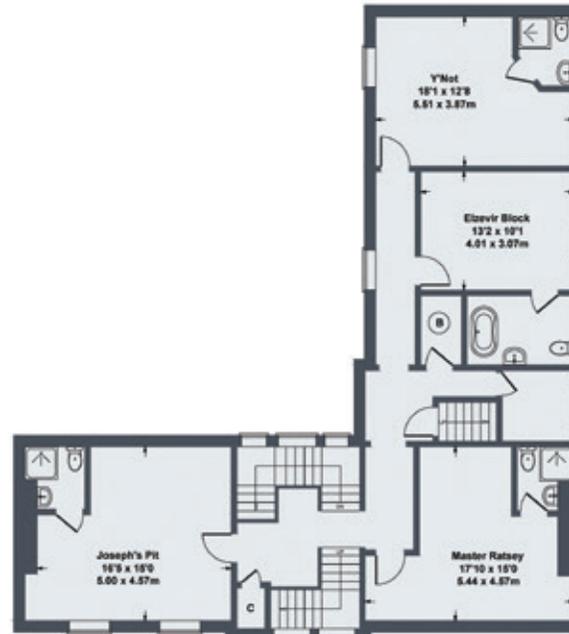
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

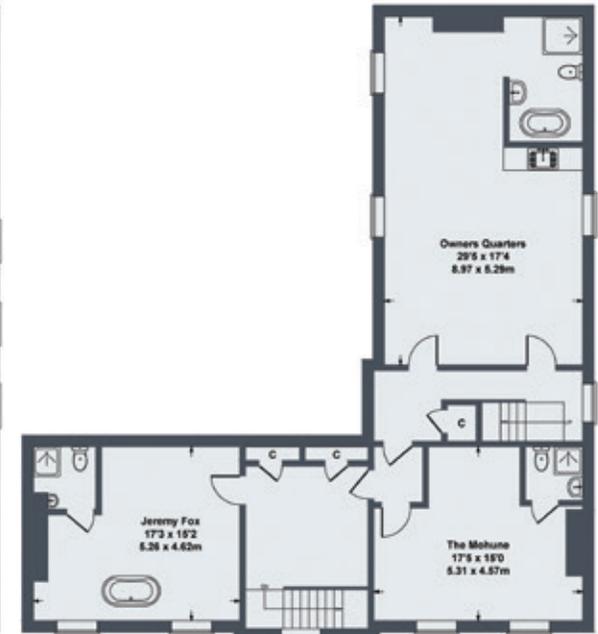
Produced by Potterplans Ltd. 2025



GROUND FLOOR

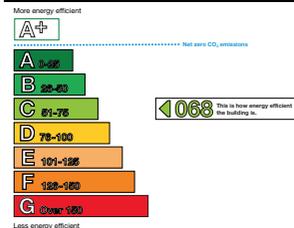


FIRST FLOOR



SECOND FLOOR

Energy Performance Asset Rating



DISCLAIMER NOTICE:

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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2025

Photographs taken: XX XX