

# Rounthwaite R&W Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

## THE GRAPES INN RAILWAY STREET, SLINGSBY, YO62 4AL



- Much celebrated Grade II listed Country Inn
- Popular, sought after village location
- Spacious 5 bedroom owners' accommodation
- Max 68 covers indoors plus outdoor seating
- Fabulously maintained and presented
- Huge further potential

**GUIDE PRICE £800,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk)

[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

The Grapes Inn is a wonderful example of a traditional Yorkshire village Inn. The current owners have ensured this much-celebrated country pub offers a fabulous atmosphere, rarely rivalled and as such, it offers huge potential for the next owners.

Set at the heart of the popular village of Slingsby, nestled in the Howardian Hills, Malton is 6 miles away with easy access to York, Helmsley and the North Yorkshire Moors. While well connected, the village is quaint and peaceful, a destination for those looking to enjoy the beauty of the surrounding area.

### Internal Details:

The ground floor is subdivided into four seating areas with the bar at the heart of the central room. These all blend into one another but have the ability to be sectioned off if necessary, providing an element of flexibility and versatility to the dining areas.

Ancillary areas include a commercial catering kitchen, various stores, cellar and customer toilets.

### External Details:

Externally, are various covered seating areas in addition to an enclosed, lawned beer garden and fully functioning outdoor kitchen. "The Organ Bar" offers additional indoor seating which is an ideal function space with small kitchen complimented by the stand-alone pizza kitchen - a successful, more recent venture.

Set over the first and second floors is spacious residential accommodation currently offering five bedrooms, three bathrooms and flexible reception space. This is ideal living accommodation for a family and offers potential for conversion to letting rooms or similar, to suit the next owners' needs.

The Grapes Inn presents a fantastic opportunity to acquire an extremely well performing business where the current owners have established an enviable reputation since acquiring the pub in 2012.

## General Information

### Trading Information

Full accounts can be provided to seriously interested and proceedable parties upon request.

### Staff

The business is owner operated by a husband and wife team who are accompanied by a strong team of full and part-time staff.

### Trading Hours

The business currently trades five days a week

### Business Rates

The Rateable Value as March 2025 is 14000 - Confirmation of the actual rates payable should be sought from the relevant Local Authority.

### Regulatory

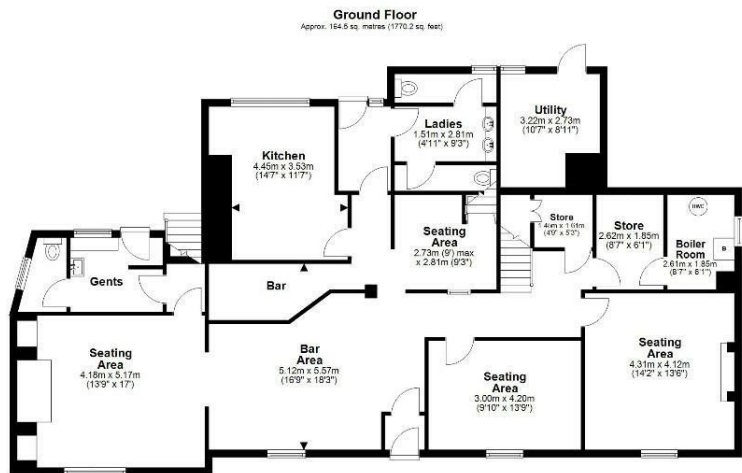
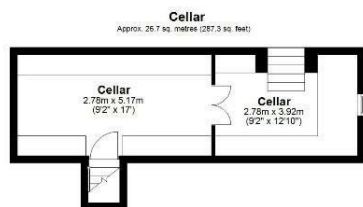
Premises Licence

### Grade II Listed

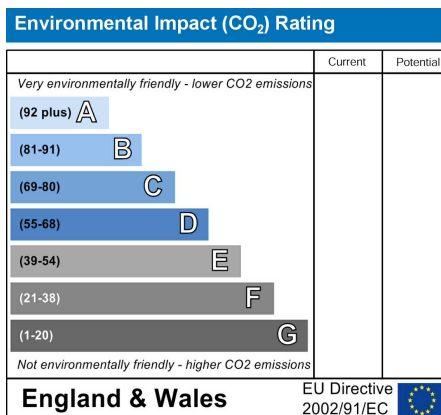
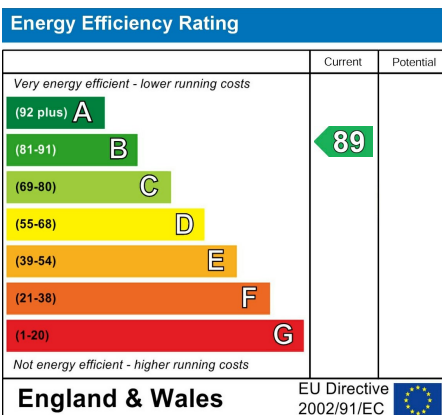




# Accommodation



Total area: approx. 407.4 sq. metres (4385.5 sq. feet)  
**The Grapes, Slingsby**





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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