



Drinking Establishment in TS13

55 High Street, Hinderwell, North
Yorkshire, TS13 5ET

£145,000 Starting Bid

Tenure

Freehold

Off Street parking

Property features

- ✓ Village Pub For Sale Freehold
- ✓ 2 Bedroom Flat
- ✓ Lounge/ Bar and Kitchen
- ✓ Car Parking to the Rear
- ✓ 4 Letting Rooms

Description

For sale via secure sale online bidding - terms and conditions apply.

The Brown Cow is a highly rated public house currently offering real ales and a traditional British menu.

In addition to the bar and lounge/ restaurant there is a fitted kitchen and customer WC facilities on the ground floor.

To the upper floors there is a self contained 2 bedroom first floor flat (perfect for owners accommodation for those in search of a lifestyle business) . In addition there are four letting rooms which are consistently fully occupied by both holiday makers and local contractors throughout the year.

Externally there is a car park and beer garden to the rear of the premises with additional outdoor seating to the front.

The Brown Cow is situated in the village of Hinderwell, close to the tourist destinations of Staithes and Runswick Bay. The village is well served by local trade and holiday makers alike. Local campsites, holiday lets and walkers do generate extra foot fall .

Situated near to the Cleveland heritage coast, this part of the world boasts beautiful beaches of national repute and is close to upland heather moorland in the North Yorkshire Moors National Park. Nearest towns are, Whitby and Saltburn by the Sea.

Please note we have not inspected this property.

Price: Starting Bid £145,000

Property Type: Drinking Establishment

Business Type: B & B's

Parking: Off Street

Location

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Accommodation

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EPC

Rating C - full report available on request.

Tenure

NYK92649 - Freehold

Council Tax

Band A

Rateable Value

Current rateable value (1 April 2026 to present)

£15,000

Sourced from VOA

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



55 High Street, Hinderwell, North Yorkshire, TS13 5ET

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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