



**THE WHITE SWAN INN, LOW STREET, THORNTON LE CLAY, YORK**  
GUIDE PRICE £580,000

**Carter Jonas**

# THE WHITE SWAN INN LOW STREET THORNTON LE CLAY, YORK YO60 7TG

The White Swan Inn at Thornton Le Clay is an outstanding early 18th century village pub, set in a superb location near York and Castle Howard, on the edge of the Howardian Hills AONB. Its sale presents a rare opportunity to purchase a freehold, free-of-tie pub, with fantastic potential for expansion through numerous avenues. Currently closed following a program of renovation works.

The attractive Georgian building extends to over 4000sq ft, currently comprising 2000sq ft of commercial space and 2000sq ft of owners' accommodation. The building has undergone a full structural renovation, including a new roof and replacement rafters where necessary and new insulation. The pub, bar and restaurant interiors are ready to be fitted out to your own style, to offer seating for up to 60 covers. The first floor currently comprises 3 double bedrooms and bathroom completed to a high specification, lounge, kitchen and dining room, but could easily be arranged into 7 double ensuite rooms offering bed and breakfast accommodation, including laundry room and self-catering bedsit (plans available on request).

The 1-acre plot provides a fabulous beer garden, a paddock and ample car parking for approx. 20 vehicles. Subject to planning, the paddock may offer opportunity for glamping options, camping, or hook-ups for camper vans and tourers. In addition, there is a separate detached barn ready for conversion (subject to planning) that could serve as a 2-bed holiday let or owner accommodation, and an old railway carriage ideal for renovation into a lettable glamping room (available by separate negotiation).

Thornton Le Clay is a highly desirable village on the edge of the Howardian Hills AONB, close to the city of York and the North York Moors National Park. Easily accessible via the A64, a main artery of traffic to the renowned Yorkshire coast, the area is hugely popular with tourists and locals alike, year-round.

TENURE Freehold

EPC BAND

AN EXCITING BUSINESS AND LIFESTYLE VENTURE WITH EXCEPTIONAL POTENTIAL FOR EXPANSION, LOCATED IN A POPULAR VILLAGE ON THE EDGE OF THE HOWARDIAN HILLS, CLOSE TO YORK.





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