



Cumberland House, York, YO1 9SR

Offers over £1,000,000





## Cumberland House

### SIGNIFICANT DEVELOPMENT OPPORTUNITY IN THE HEART OF YORK CITY CENTRE.

Extremely rare opportunity to acquire this Landmark Grade 1 Listed Georgian mansion dating to 1710 and once home to the Duke of Cumberland. Largely unspoiled, the property offers enormous potential to create one of York's best private houses (Subject to planning approval)

Proposed Accommodation will Comprise:-

Entrance hall, 3 reception rooms, kitchen, study, WC, master bedroom with dressing room and ensuite, 6 further bedrooms, 2 further bathrooms

Internal courtyard accessed from kitchen, Private Parking

## DESCRIPTION

Cumberland House dates to around 1710 and was built by former Sheriff and Lord Mayor, William Cornwall. It was home to the Duke of Cumberland on his return from Culloden in 1746 and enjoys impressive rooms of near perfect proportions. It is quite rightly Grade 1 Listed, considered to be of exceptional national, architectural or historical importance.

The property has been in the ownership of a prominent York legal firm since 1969 and remains largely unspoiled with the principal rooms retaining original panelling, fireplaces and decorative plasterwork. Stud walls have been used to the upper floors, and planning consent has been applied for to return the property to a more traditional residential footprint.

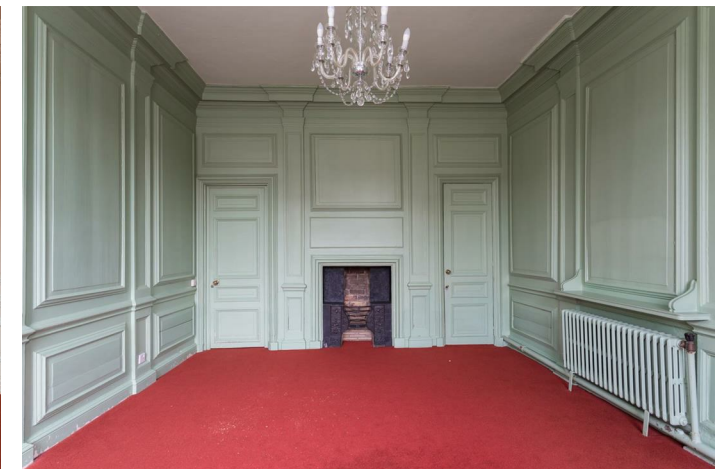
The versatile accommodation extends to just under 6,000 square feet and is currently arranged over 3 floors with a splendid turned timber staircase at its heart. The current configuration remains as offices and presents an exciting opportunity to create a significant family home (subject to planning approval)

Outside, there is access to a raised basement with internal brick vaulted ceiling, shouldered lintel and round-headed openings. We are advised that this area has previously been utilised for parking and storage.

Agents Note:- The property flooded into the raised ground floor in 2000 and 2015.

- **Landmark Grade 1 Listed building in the heart of the city with private parking**
- **Handsome Georgian mansion with largely unspoiled interiors**
- **Splendid turned staircase**
- **Impressive main reception rooms with river views and moulded panelling**
- **Full height 18 pane sash windows enjoy river views to the front elevation**
- **Original fireplaces and moulded cornices are retained**
- **Substantial accommodation over 3 floors**
- **Opportunity to create one of York's most significant private homes**
- **Planning consent pending for return to private residential property**
- **Unrivalled city centre riverside position**

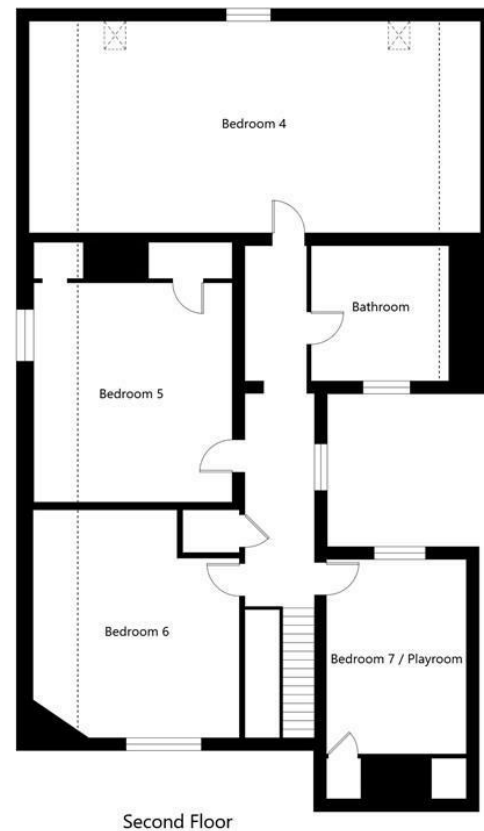
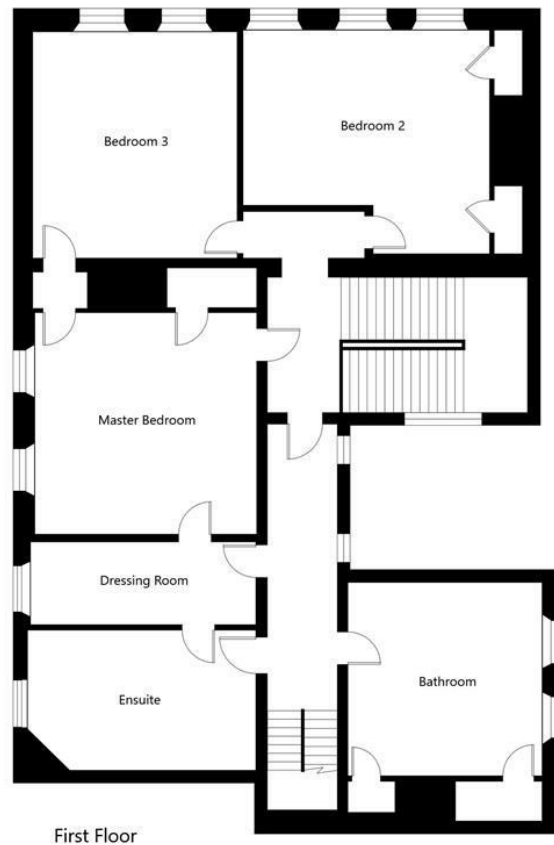
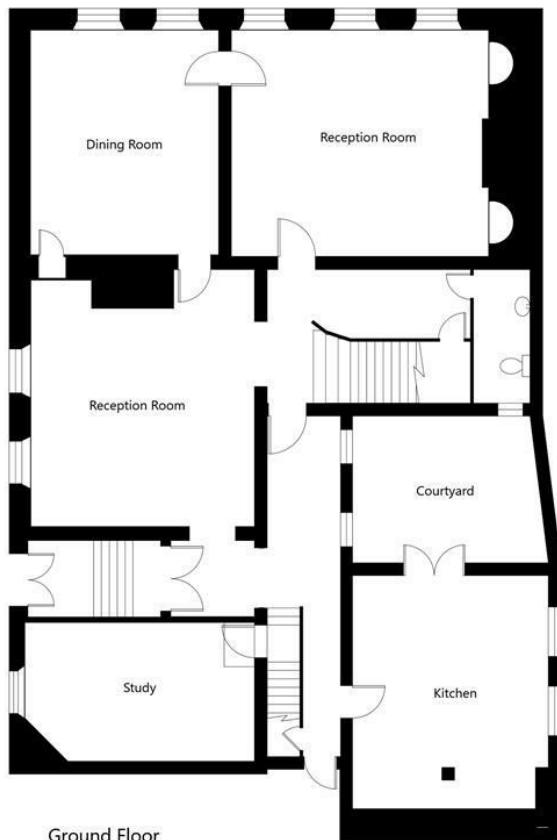
**Freehold**



# Cumberland House, Cumberland Street, York, YO1 9SR

## PROPOSED LAYOUT (Subject To Planning)

APPROXIMATE GROSS INTERNAL FLOOR AREA  
5818 SQ FT / 540.43 SQ M



PROPOSED LAYOUT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
All Measurements and fixtures including doors and windows  
are approximate and should be independently verified  
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