



GARFORTH HOUSE

York City Centre

One of York's finest town houses
within the city walls

KEY FEATURES

An exceptional and beautifully modernised Georgian private residence for everyday living

Built in 1757 by John Carr of York

Prominent position on Micklegate ("Great Street"), a short walk from the railway station

Substantial five-bay, five storey house served by a vast entrance hall, cantilever staircase and lift

Wealth of original features

Sympathetically restored home with seven bedrooms, and a separate two-bedroom apartment on its lower-ground floor

Rear multipurpose 'Annexe Building' containing gym, recreational area, offices and storage

Large private walled garden and parking

Freehold



Georgian Town House Splendour

HISTORICAL OVERVIEW

Garforth House is one of the largest residential town houses in York, with in excess of 15,000 square feet of versatile accommodation. It is of international and historical importance for its splendour, architectural significance and abundance of original Georgian features.

Designed by John Carr, one of the most important and influential architects of his time, the property was built for the Garforth family of Wiganthorpe Hall and completed in 1757. Built to impress, the property enjoys a prominent position on Micklegate, and was designed to be equally visible from both ends of the street.

Micklegate Bar remains the Royal entrance to the city and forms part of the 'central historic core' conservation area. The cobbled streets and historic buildings provide a beautiful backdrop and are home to a myriad of artisan businesses, cafes, bars and residential homes.

Quite rightly Grade 1 Listed, the property retains some of the finest Georgian features, including a superb cantilever staircase with a stunning Venetian staircase window, original fireplaces, bespoke panelling, and some of the most impressive decorative plasterwork in the City.



A Multifunctional House for Modern Day Living

THE HOUSE

The Main House has been beautifully restored with the Ground Floor containing a large kitchen, utility/laundry room, and a grand, formal, light-bathed dining room. Three spacious reception rooms - drawing room, sitting room and study - occupy the Second Floor. There are seven-bedrooms on the top two floors. In addition to this, is a separate two-bedroom apartment sited on its lower-ground floor, which can be used as an integral part of the Main House, or used entirely separately with its own front and rear access. An impressively restored Art Deco lift serves the Lower-Ground, Ground, First and Second Floors. There is also a large annexe building to the rear, housing a gym, play area, offices and storage space. At the rear of the property, is an impressive, wonderfully private 100-ft long walled garden, secure off-street parking for two cars, and additional street permit parking.

Brilliantly located in the heart of York, the house is only five minutes walk to the train station, with services running directly to Leeds, Manchester, Manchester Airport, Edinburgh and London (the latter approximately 1 hour and 50 minutes).



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Historical Gem

York Railway Station 5 minutes walk

Leeds Bradford Airport 30 miles

THE MAIN HOUSE

Vast entrance hall

Cantilever staircase with wonderful
Corinthian Venetian window

Impressive dining room with open fireplace

Large kitchen/breakfast room and
utility/laundry room

Two drawing rooms and study room
on the first floor

Seven-bedrooms

Principal bedroom with en suite and
large dressing room

Fully modernised Art Deco lift
serving four floors

Burnished cast-iron radiators and
secondary glazing throughout the house

Freehold





GARFORTH HOUSE

York City Centre

Magnificent Light-filled
Functional Rooms





GARFORTH HOUSE

York City Centre

Unique Property

Five minutes' walk to the city centre shops/amenities and York Minster

Riverside walks minutes away

Micklegate itself affords a Michelin-starred restaurant, Skosh, the much loved Partisan and several cafés

LOWER-GROUND FLOOR APARTMENT

Kitchen/breakfast room

Large sitting room

Two-bedrooms

Snug/cinema room

Burnished cast-iron radiators and secondary glazing

ANNEXE BUILDING & OUTSIDE

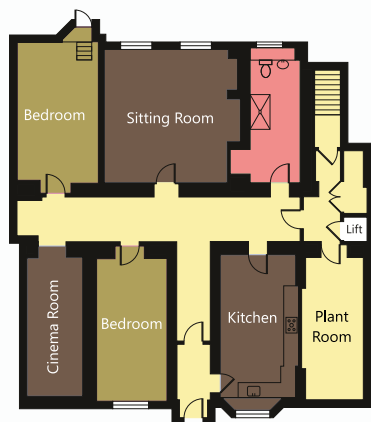
Large gym and huge recreational spaces with air-conditioning and heating

Multiple offices

Several large storage rooms for sport equipment and toys (e.g., bikes, ski gear)

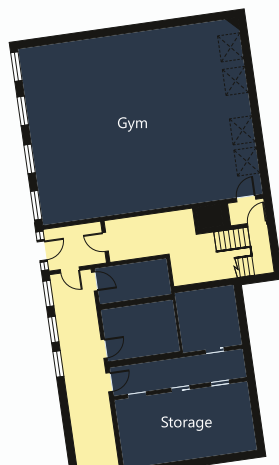


Lower-Ground Floor Apartment

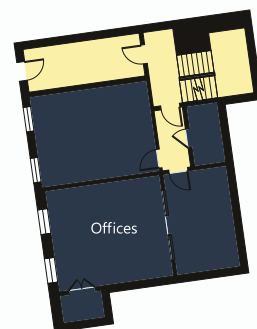


Lower-Ground Floor
Approx. 2050 sq ft

Annexe Building



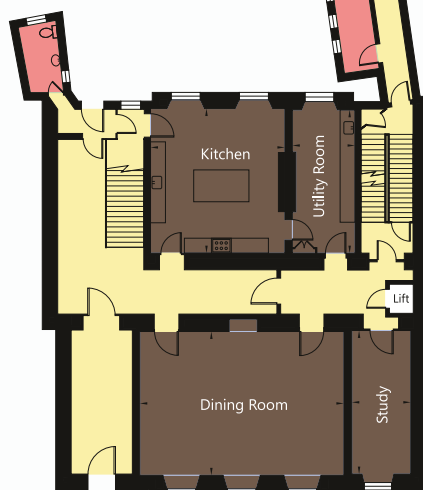
First Floor
Approx. 850 sq ft



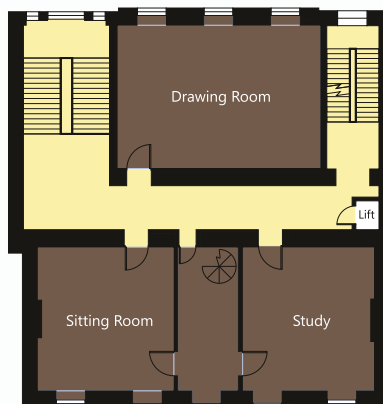
Second Floor
Approx. 1420 sq ft



The Main House



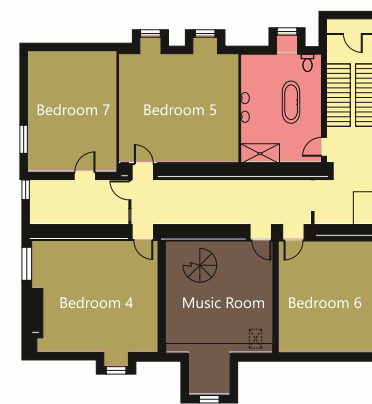
Ground Floor
Approx. 4150 sq ft



First Floor
Approx. 2265 sq ft



Second Floor
Approx. 2280 sq ft



Third Floor
Approx. 1925 sq ft