



64 Bootham
York

Blenkin
& Co

CHARTERED SURVEYORS

64 Bootham

York

Outstanding town house, cottage and garage with a premier city centre address

Entrance hall • staircase hall • kitchen breakfast room • larder • drawing room • dining room • family room with bar • wc • 6 bedrooms • 4 bathrooms

Cottage with kitchen living room • 2 bedrooms
2 bathrooms

Landscaped walled garden • garage

Freehold for sale

Bootham is probably York's most handsome street, lined with Georgian and early Victorian properties that stretch along this historic thoroughfare culminating in Bootham Bar, an eleventh century gateway on the site of a Roman fortress. No. 64 is a grand house that stands discreetly on Bootham's southern flank just a leisurely amble from the medieval walls that enclose the city centre. It's a substantial house with living space throughout the lower ground floor designed for lavish entertaining. The whole includes a detached cottage ideal for multi-generational use or holiday letting.

- Early Victorian terraced town house
- Over 5000 sq ft of accommodation including a cottage and garage
- Elegantly refurbished from top to bottom
- Home sound and music system installed on the lower ground and ground floors as well as outside
- Period features include an exceptional cantilevered staircase with polished handrail rising four floors, deep bay window, reception room and bedroom fireplaces, plasterwork and cornicing, and beautifully proportioned rooms throughout.



- All the timber sliding sash windows have been repaired and restored by Ventrolla
- Practical family house with ample storage options on all floors and a well-situated laundry room on the second floor
- Fabulous Peter Thompson kitchen with granite work surfaces, Gaggenau appliances, Bora integrated extractor, larder cupboard and Quooker tap. A 16-pane sash window faces south west over the garden. Alongside the kitchen is a walk-in pantry with bespoke shelving.
- Drawing room with deep bay window and gas fire housed in marble fireplace
- The lower ground floor is designed as an entertaining space: the dining room has French doors opening on to the south west facing garden terrace; there is a wine store; and the family room has a custom-built bar, log-burning stove and secondary entrance from Bootham.
- Superb first floor principal bedroom suite with bespoke dressing room and bathroom. The dressing room could make an additional bedroom.
- Two large bedroom suites on the second floor and two further on the third floor, both with vaulted ceilings and with a shower room alongside
- Superfast broadband (York is a gigabit city) and allocated office space on the landing



Outside

The rear south west facing walled garden is sheltered and private. It rises in shallow terraces from the French doors on the lower ground floor, and additional stone steps with a wrought iron handrail ascend to the kitchen door. It is designed as an entertaining space ideal for al fresco dining.

Outbuildings

The detached cottage and garage are within a detached building on the rear boundary. The garage opens onto the back lane, has electric doors, power and light.





The entirely self-contained cottage is arranged over two floors and has independent access from the lane. It is luxuriously appointed throughout.

Environs

City centre 200 metres, York Railway Station ½ mile. (Distances approximate)

64 Bootham is a mere saunter from the city walls wherein lies historic York. A Sainsbury's Local conveniently lies a few minutes' away on foot, and the mainline railway station is a short stroll across the pedestrian Scarborough Bridge. For dog owners and keen cyclists, there are miles of riverside walking and cycle paths to Clifton Ings, Rawcliffe Country Park and far beyond.

General

Services: All mains services connected. Gas central heating.

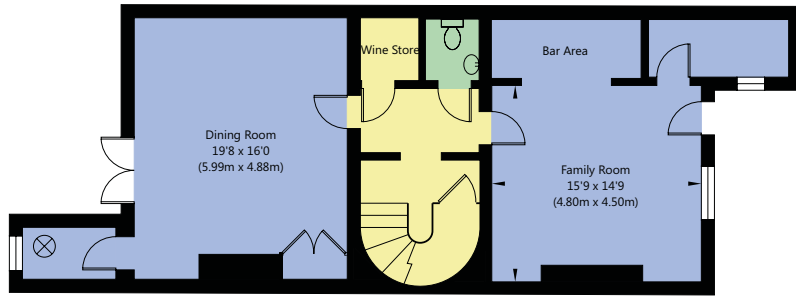
Fixtures & fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority: City of York Council 01904 551550

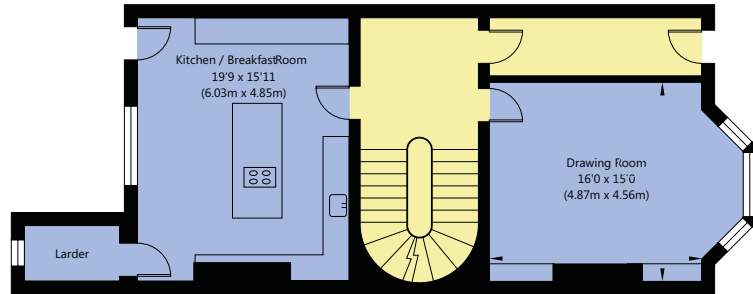
Directions: From Bootham Bar No. 64 can be found on the right hand side, just before St Mary's and nearly opposite Bootham Hospital recreation field.



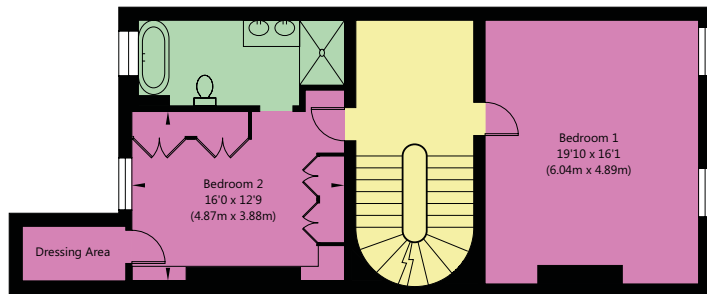
64 Bootham, York, YO30 7BZ



Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 901 SQ FT / 83.74 SQ M

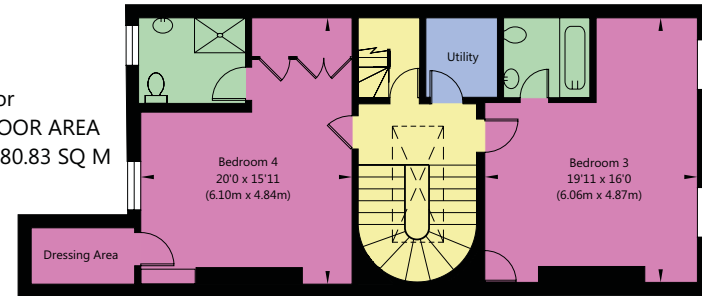


Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 900 SQ FT / 83.63 SQ M

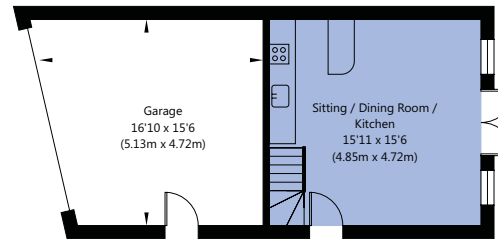
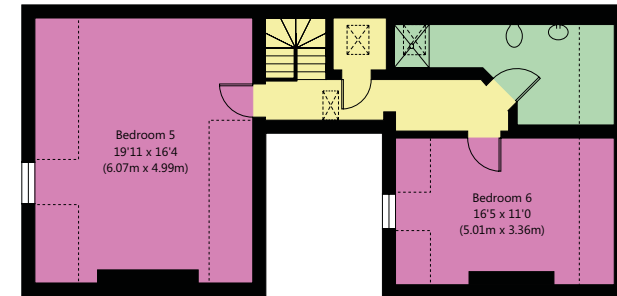


First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 870 SQ FT / 80.84 SQ M

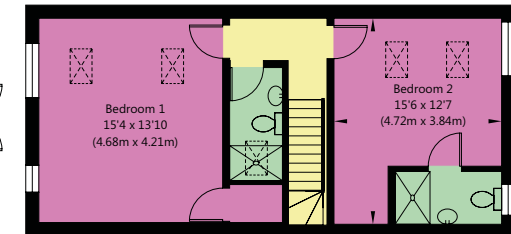
Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 870 SQ FT / 80.83 SQ M



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 729 SQ FT / 67.77 SQ M



Annexe Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 246 SQ FT / 22.89 SQ M



Annexe First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 536 SQ FT / 49.82 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5052 SQ FT / 469.52 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			77

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01904 671672
blenkinandco.com

29 High Petergate
York, YO1 7HP
edward.hartshorne@blenkinandco.com

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