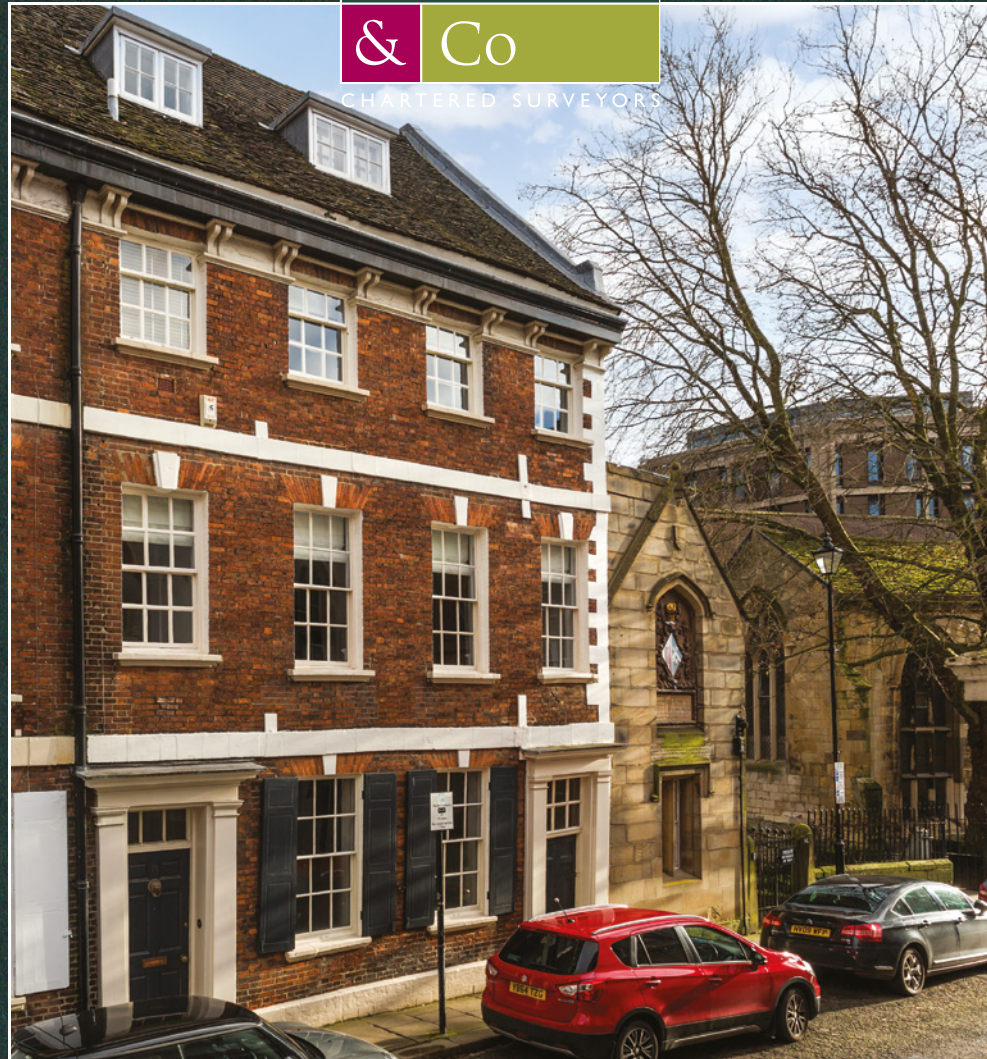


Blenkin

& Co

CHARTERED SURVEYORS



16 ST SAVIOURGATE • YORK









## 16 ST SAVIOURGATE

York YO1 8NN

York railway station 1 mile • Harrogate 20 miles  
Leeds city centre 27 miles

### Outstanding Georgian townhouse and garden within the city walls

Entrance and staircase hall • 3 reception rooms  
kitchen breakfast room • cloakroom/boot room  
wc • cellar

Principal bedroom suite with bathroom  
4 further bedrooms • house bathroom

Cellar

Walled landscaped garden • enclosed passageway  
shed

Freehold for sale

16 St Saviourgate was built circa 1734 as the rectory of St Saviour's Church and formerly known as York House. It lies on the favoured south side of St Saviourgate within the city walls and comes with a delightful sunny walled garden. Upgraded and sympathetically restored over the years this elegantly appointed family house is available on the market for the first time in nearly twenty years.

- Substantial city centre townhouse in a premium York terrace
- Georgian townhouse, Grade II\* listed
- Versatile accommodation of more than 4100 sq ft
- Stylish family home with high quality fixtures and fittings throughout
- York Minster view from the top floor
- Landscaped walled garden with a southerly orientation
- Strolling distance from city centre amenities, schools and railway station

No. 16 is one of four connecting townhouses on St Saviourgate with a Grade II\* listing. It lies at the end of a handsome brick terrace characterised by stone quoins and bands between the storeys and stands alongside Lady Hewley's almshouse. The early eighteenth century pedigree of No. 16 is revealed through its high ceilings, well proportioned rooms, handsome fireplaces, multi-pane sash windows, traditional panelled doors, wooden panelling, floorboards, elegant plasterwork and exposed beams on the top floor as well as a magnificent entrance hall with stone flagged floor. The property has been upgraded by the current owner and significantly enhanced by handcrafted cabinetry including panelling, wardrobes, cupboards and shelving. It comes with a useful utility/laundry room on the lower ground floor. There is a window and the ceiling height is generous; the whole space offers scope for development subject to planning consent.



The kitchen/breakfast room enjoys a southerly outlook across the garden with a pair of French doors opening onto the York stone terrace. The sleek and contemporary kitchen was handcrafted by Scammell Interiors of York and includes integrated appliances, an island unit with breakfast bar and a gas Aga that provides hot water. Behind lies the panelled former dining room with a fitted dresser and handsome fireplace housing an open fire. There are two elegantly proportioned reception rooms on the first floor, both half-panelled with a series of tall 12-paned sash windows. The drawing room is entered through a glorious archway with Doric style architrave moulding and has arched alcove cupboards flanking the fireplace housing a wood-burning stove; it enjoys a view of York Minster. The study/snug has deep cupboards flanking the cast-iron fire. On the second floor, the principal bedroom suite is fitted with elegant cabinetry and panelling, and has an outlook along the garden and



rooftops of York; it includes a dressing room and shower room. The 20 ft front bedroom/sitting room has its own dressing room with accessible plumbing. On the third floor, the three double bedrooms have good ceiling heights into the roof space, with exposed trusses, and bedrooms 3 and 5 enjoy unbroken views of York Minster; all are served by a large house bathroom. There is a drop-down loft ladder to a roof valley fire exit.

## Outside

The landscaped garden is a private space, enclosed by high mellow brick walls adorned with wisteria, a productive lemon tree and espalier trees. The garden is partitioned into distinct 'rooms' to add interest and create vistas within its 80 ft length. Abutting the house is a York stone flagged terrace accessed via French doors from the kitchen, an ideal sheltered spot for sitting out. A central gravel path, flanked by a magnolia and acer, gently ascends past raised beds planted with roses, hellabores and established shrubs underplanted with spring bulbs. There are ornamental and fruit trees including plum, pear and apple and pillared box hedging revealing an area of lawn. Beyond and at the far end of the garden is a patio area and discreet timber garden shed part concealed behind well established shrubs.

An enclosed side passage is concealed behind a traditional panelled front door on St Saviourgate, giving direct access to the rear garden and providing ample storage options. Residents' parking is available.

## Environs

16 St Saviourgate enjoys a central location in the heart of historic York, within the Bar walls. All city centre amenities lie within a comfortable stroll including the railway station (mainline service to London Kings Cross in under 2 hours), the principal shopping streets, cafés



and restaurants as well as the top independent schools. The area around St Saviourgate has seen some luxury residential development in recent years and also includes a dentist and convenience store. Marks & Spencer is a few minutes' away on foot, Waitrose is a half mile away and Vangarde/ Monk Cross Shopping Park along with York Community Stadium lie just two miles to the north.

**Tenure:** Freehold

**Services & Systems:** All mains services, gas central heating. Gas Aga with an override system provides hot water.

**EPC:** Exempt as the property is Grade II\* Listed

**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.

**Viewing:** Strictly by appointment

**Local Authority:** City of York  
01904 551550 [www.york.gov.uk](http://www.york.gov.uk)

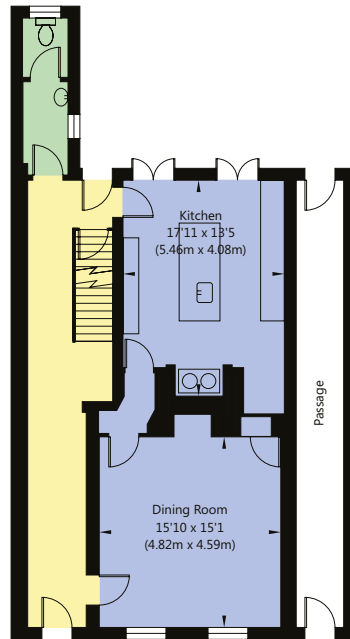
**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** March 2024. Brochure by wordperfectprint.com

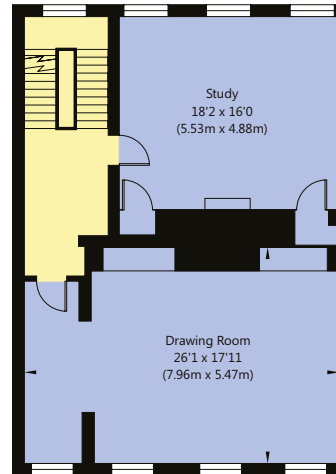
## 16 St Saviourgate, York YO1 8NN

Approximate Gross Internal Floor Area 4124 SQ FT / 383.19 SQ M

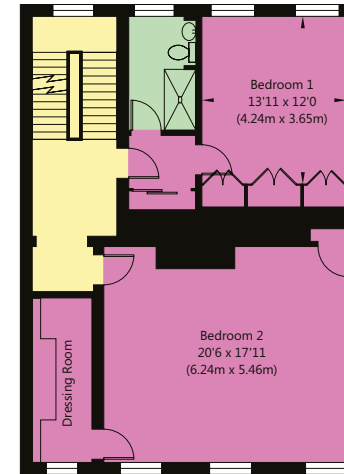
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



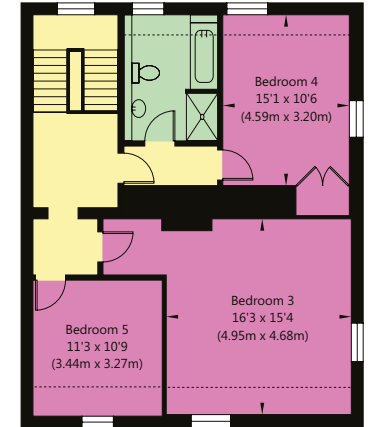
Ground Floor - (Excluding Passage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 835 SQ FT / 77.55 SQ M



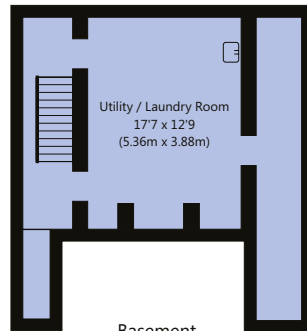
First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 966 SQ FT / 89.77 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 971 SQ FT / 90.21 SQ M



Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 900 SQ FT / 83.65 SQ M



Basement  
GROSS INTERNAL FLOOR AREA  
APPROX. 452 SQ FT / 42.01 SQ M







City

Country

Coast

