

Blenkin

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CHARTERED SURVEYORS



KNAVESMIRE LODGE • TADCASTER ROAD • YORK





KNAVESMIRE LODGE

304 Tadcaster Road, York YO24 1HE

York city centre 1.5 miles • A64 2 miles

Leeds 26 miles

Distinguished Regency villa with detached coach house, facing York Knavesmire

Principal house: front vestibule
staircase hall • rear hallway • cloakroom/wc
3 reception rooms • kitchen breakfast room
and pantry • cellars • 2 separate WCs
6 bedrooms • 2 bathrooms • bedroom 7/study

Garden flat: hall • sitting room • dining room
• bedroom • bathroom

Outside: front and rear gardens • glass
summer house • garaging/store • ample parking

Coach house: 4 reception rooms
7 bedrooms • 2 bathrooms • garage
garden

In all some half an acre

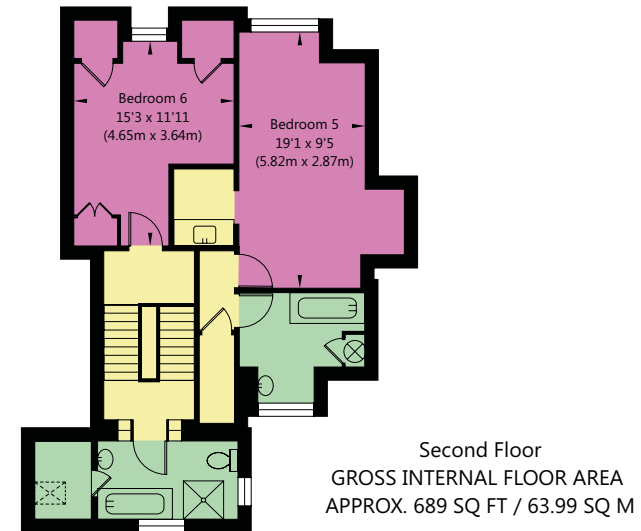
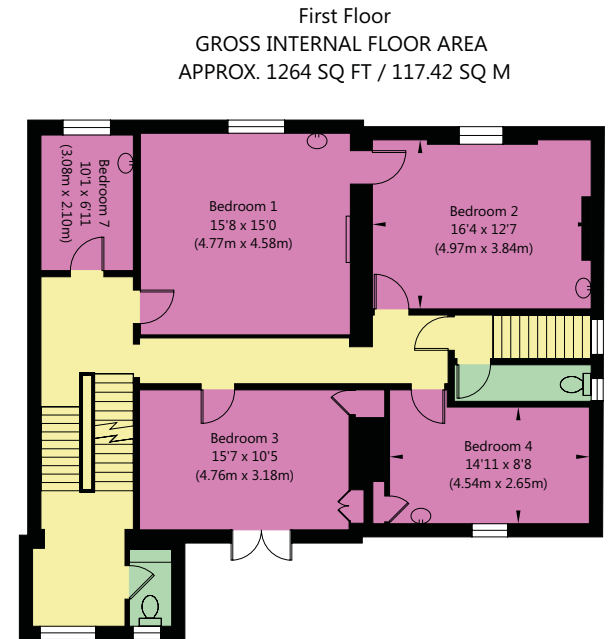
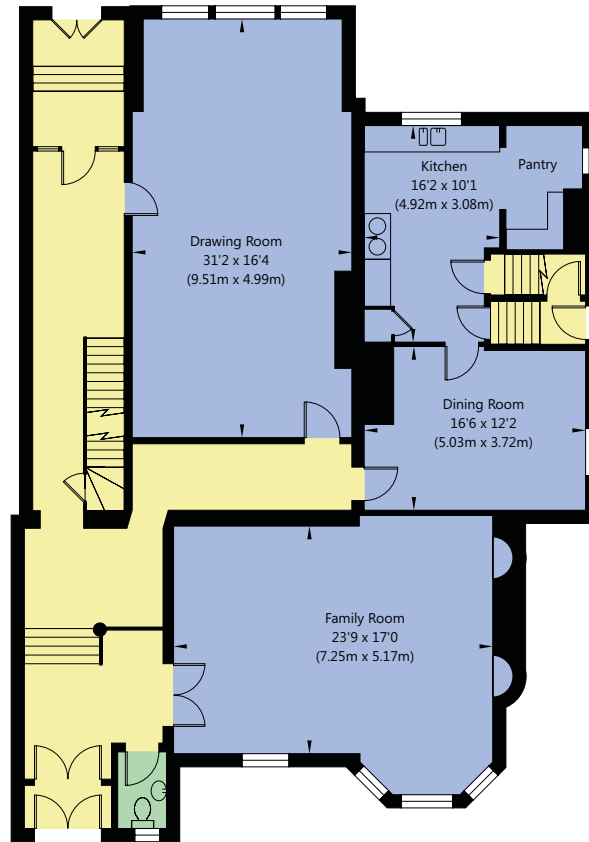
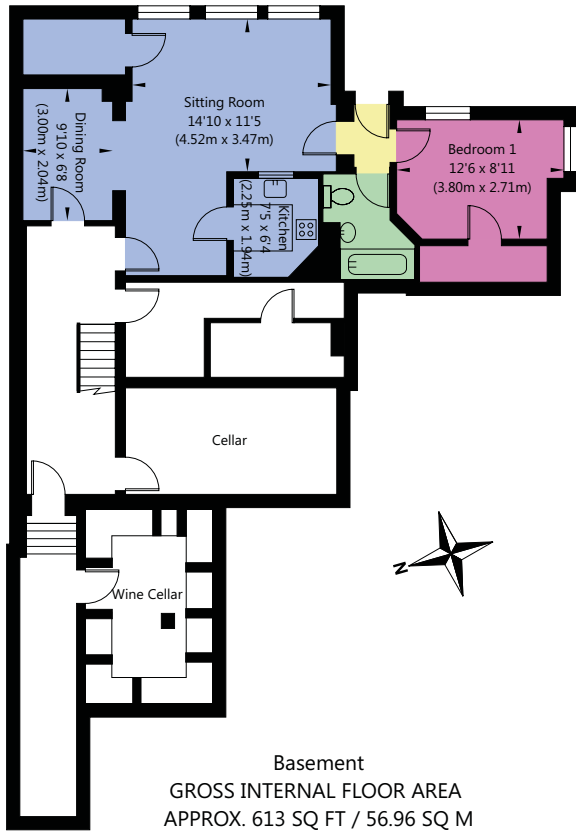
For Sale Freehold

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CHARTERED SURVEYORS

Knavesmire Lodge, 304 Tadcaster Road, York YO24 1HE

Approximate Gross Internal Floor Area 4652 SQ FT / 432.17 SQ M - (Excluding Cellar & Wine Cellar)

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



Knavesmire Lodge – Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	54
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Knavesmire Lodge and its coach house enjoy a prime residential location with an outlook at the front over York Racecourse. The principal house was divided in the early 1900s retaining the lion's share of the accommodation. Inside and out, it retains an impressive array of period features, some dating from the Regency period: there is a grand hall with decorative floor tiles, a staircase with delicate spindles and polished handrail, panelled ceilings and walls, ornate cornicing and ceiling rose, magnificent fireplaces, floor-to-ceiling windows, stained glass, original floorboards and stone flags. On the market for the first time in some forty years, this remarkable property offers both scope and opportunities.

- Substantial York town house with one-bedroom garden flat
- Dates from circa 1833 – not Listed
- Open views across the green public space of the Knavesmire
- Versatile accommodation totalling nearly 4700 sq ft
- Detached, 7-bedroom coach house at the rear with its own garden
- Entire property set in nearly half an acre (0.49 acres)
- Prime residential location just south of York city centre
- City walls, Micklegate and railway station lie a mile to the north

Environs

Knavesmire Lodge stands in a prominent position on Tadcaster Road, one of the principal thoroughfares into the city and regarded as one of York's most sought-after places to live. It lies no more than a ten-minute drive from the A64 trunk road and is convenient for the extensive public access spaces of the Knavesmire, Hob Moor, Micklegate Stray and York Racecourse. There is a regular bus services into the city centre, and nearby Dringhouses offers a range

of local amenities including a supermarket. Highly regarded independent schools and 'Outstanding' York College are easily accessible. The railway station lies about a mile to the south and offers regular services to major cities and to London Kings Cross in under two hours.

Further details

Knavesmire Lodge sits behind a front garden and low brick wall with wrought iron garden gate set in stone columns. Stone steps ascend to a grand, columned portico entrance with fanlight. The eminence of this early nineteenth century property is exposed through the magnificent reception rooms. The 31 ft drawing room has a full height, wall-to-wall window facing the Knavesmire and an extravagant floor-to-ceiling fireplace housing a modern gas-fire. In the dining room the south facing window retains its original stained glass, floorboards and ornate marble fireplace; it connects to the traditional

kitchen with gas Aga. At the rear, the elegantly proportioned family room has a basket grate fireplace under a decorative wooden mantle, full height 21-pane sash windows and a bay facing west across the garden. There is a grand entrance at the rear with double doors opening onto a broad hallway with ascending steps flagged by columns and a balustrade.

The cellars are extensive, offer a good head height and include a wine cellar. Arranged over two floors, the bedroom accommodation is generous, and every bedroom enjoys a fine outlook to the front or to the rear.

The second floor, formerly the servants' quarters, would make a self-contained annexe; it has a kitchenette and bathroom, and extends to nearly 700 sq ft.



Garden flat

The lower ground floor garden flat faces south and east over its attractive front garden. Its front door provides independent access although this one-bedroom flat is securely linked to the cellars of Knavesmire Lodge and therefore could be extended or incorporated into the principal house. It has its own boiler and independent heating system.

Outside

A long, high-walled drive leads to the rear garden and stone-flagged parking area immediately behind the main house. The mellow garden walls are lined with abundantly planted herbaceous borders, there is a long expanse of lawn and a glass summer house on the far west boundary. The drive continues to a range of traditional brick outbuildings at the rear suitable for garaging and storage. The whole extends to 0.281 acres.





Tenure: Freehold

EPC Rating: Knavesmire Lodge E,
The Coach House E.

Services & Systems: All mains services.
Gas central heating on the first and second floors.
Gas Aga in kitchen.

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.

General Notes: the drive belongs to No. 304 Tadcaster Road but we understand that right of access is given to the garaging for No. 304a.

Viewing: Strictly by appointment

Local Authority: City of York Council www.york.gov.uk

Directions: Heading south from the city centre on the Tadcaster Road, the drive to No. 304 is clearly identified and can be found on the right hand side immediately before the turning to Nelsons Lane.



The Coach House

A former coach house serving Knavesmire Lodge, this handsome, detached building sits at the rear of the property enjoying a discreet and private position. It offers versatile accommodation of 2317 sq ft including an integral garage. The seven-bedroom property has been tenanted and has versatile accommodation offering great scope for improvement.

The drive from Tadcaster Road leads to the integrated double garaging within the coach house and continues to the rear where there is a generous, block-paved parking and turning area. A west facing, walled garden lies behind the house, predominantly laid to lawn. The whole extends to some 0.2 acres.



The Coach House, Knavesmire Lodge, 304 Tadcaster Road, York YO24 1HE

Approximate Gross Internal Floor Area 2317 SQ FT / 215.26 SQ M - (Excluding Outbuilding & Garages)

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The Coach House – Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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NB: Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** January 2023. Brochure by wordperfectprint.com



City

Country

Coast