

Blenkin

& Co

ESTABLISHED 1892



WELTON HOUSE • 122 TADCASTER ROAD • YORK



Blenkin
& Co
ESTABLISHED 1992

 OnTheMarket.com

 PRS Property Redress Scheme



Priestley House, 36 Bootham

York, YO30 7BL

sales@blenkinandco.com

01904 671672

blenkinandco.com



WELTON HOUSE

122 Tadcaster Road, York YO24 1LU

A64 1 mile • York Railway Station 2 miles

York city centre 2½ miles • A1(M) 11 miles

Outstanding 1920s family house on the south side of York

Entrance vestibule • staircase hall • 2
reception rooms • study • kitchen/dining
room • utility room • cloakroom/shower
room • rear hall

Central landing • principal bedroom
suite with bathroom • 3 further
bedrooms • house bathroom • separate
wc

Driveway • garage with workshop • rear
garden

For Sale Freehold

Welton House is an exceptional period house with generous driveway parking, a garage and a lovely family-sized garden. It was constructed in 1924 to a high specification and many of the fixtures from that period have been elegantly restored. In recent years, the house has been skilfully renovated to include a rear extension, sympathetically realised and designed to create a home that meets every expectation of the modern family. The property has had only three owners since its construction more than 100 years ago and has never been sold on the open market.

- Substantial and standout semi-detached 1920s house
- Accommodation extends to more than 2700 sq ft
- Kitchen fitted in 2019 by the Handmade Kitchen Company
- Elegantly proportioned rooms filled with natural light
- Energy efficient and beautifully appointed
- Practical family home with multiple storage options
- Significant scope to extend into the loft and create bedrooms and bathroom
- Garage and workshop, drive with off street parking
- Family garden
- Convenient for York, Leeds, the A1(M) and motorway networks

Welton House is named after the property's first owner and member of the well-regarded York Shepherd family. He built No. 122 and its neighbour to reinforce his reputation and aspiring ambition. Many of the fine architectural fixtures remain intact including the servants' bells (no longer working). There are oak floorboards, parquet flooring, 1920s wall panels, curved



corner walls, deep skirtings, cornicing, built-in cupboards/wardrobes and an exceptional staircase with ornate balustrade, barley twist spindles and a polished oak handrail.

The current owners have comprehensively renovated and updated the property during their tenure to create a light-filled contemporary house that connects to the west facing garden at the rear. In addition to the stylish rear and side extension, handmade Accoya windows have been fitted as well as a bespoke kitchen and bathrooms. The central heating system includes underfloor heating and column radiators.

A rose clad entrance with recessed front door opens to a vestibule with cloaks cupboard, and an additional deep storage cupboard is situated in the staircase hall. At the front of the house, the sitting room features a curved bay window and gas fire within a decorative Art Deco fire surround, flanked by original recessed shelving. At the rear of the house, the family room, also with a gas fire housed in a fire surround, faces west with a garden door surrounded by original glazing. At the heart of the home is the fabulous, open plan, kitchen/dining room; this large and light room connects to the garden through full-height, wall-to-wall, west facing, bifold doors as well as French doors that open south onto a sunny terrace; three skylights bring further natural light into the dining area. This room extends some 26 ft and comfortably accommodates a large island unit with breakfast bar as well as a family-sized dining table. The kitchen was designed and fitted in 2019 by the Handmade Kitchen Company of Pickering and includes bespoke units, a concealed breakfast bar, a larder cupboard, silestone work surfaces and a gas-fired Aga. Underfloor heating continues from the kitchen/dining room into the ground floor shower room and the utility room

which has complementary kitchen units. The rear hall has a cloaks/boot room area and useful 'back' door to the driveway.

A large and bright central landing gives access to all four bedrooms. The principal bedroom is elegantly proportioned with a curved bay window facing south. Its correspondingly large en suite bathroom dates from 2023 and has been fitted with underfloor heating. It includes ceramic floor tiles and matching marble wall tiles, a heated towel rail, a Harvey George of Harrogate floating double vanity unit with an illuminated touch sensor bathroom mirror, a freestanding bath and walk-in shower with rainshower head. There are two further large double bedrooms, each with a lovely rear outlook, and a smaller double; all feature original fitted cupboards and/or wardrobes. The family bathroom has underfloor heating, Fired Earth tiles and a four-piece suite that includes a freestanding roll-top bath and walk-in shower with rain showerhead. There is also a separate wc on the first floor.

The loft is accessed from bedroom 4 and is partly boarded. It offers significant scope to extend, creating more bedrooms and bathrooms, subject to planning consent.

Outside

A gravel driveway sweeps in front of the house and along the northern boundary terminating in front of the long garage. Here is ample space for turning and parking of up to four cars. The single garage has light, power and electric up-and-over doors, and a store with doors opening to the rear. There are mature hedges to two sides and a paved terrace providing a sunny place to sit.

Abutting the rear and west facing elevation of the house is a shaped terrace, paved and part bounded by clipped box hedging; it continues to

a large seating area sheltered by a low wall with coping stones. Beyond lies an expanse of lawn encircled by mature shrubs and trees, including a specimen Himalayan Birch, with another section of the garden at the farthest point providing additional space for enjoying summer sunshine well into the evening. The garden is fully enclosed by wall and fencing, and is very private, backing onto large mature gardens behind.

Environs

Welton House is conveniently placed two miles south of York city centre and the railway station, and is on a regular bus route. There are local amenities to hand including a post office, café, sports club, pubs and two supermarkets less than a mile away. York College lies within easy

walking distance and there are primary, state and independent school options within easy reach. From the doorstep is a superb woodland walk and The Knavesmire (York's largest stray where York Park Run is held), is easily accessible on foot, along with the Racecourse. York Railway Station offers a mainline service to major cities including London Cross in under two hours. Tadcaster Road/A1036 is well positioned for the city centre and the A64 connecting to the A1(M) and wider motorway network.

This region, known as Dringhouses was once a Roman settlement that developed into a farming community, in the nineteenth century becoming a sought-after address for prominent and influential York families.



Tenure: Freehold

EPC Rating: C

Council Tax: F

Services & Systems: All mains services. Gas central heating. Superfast broadband with two fibre-to-home connections.

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

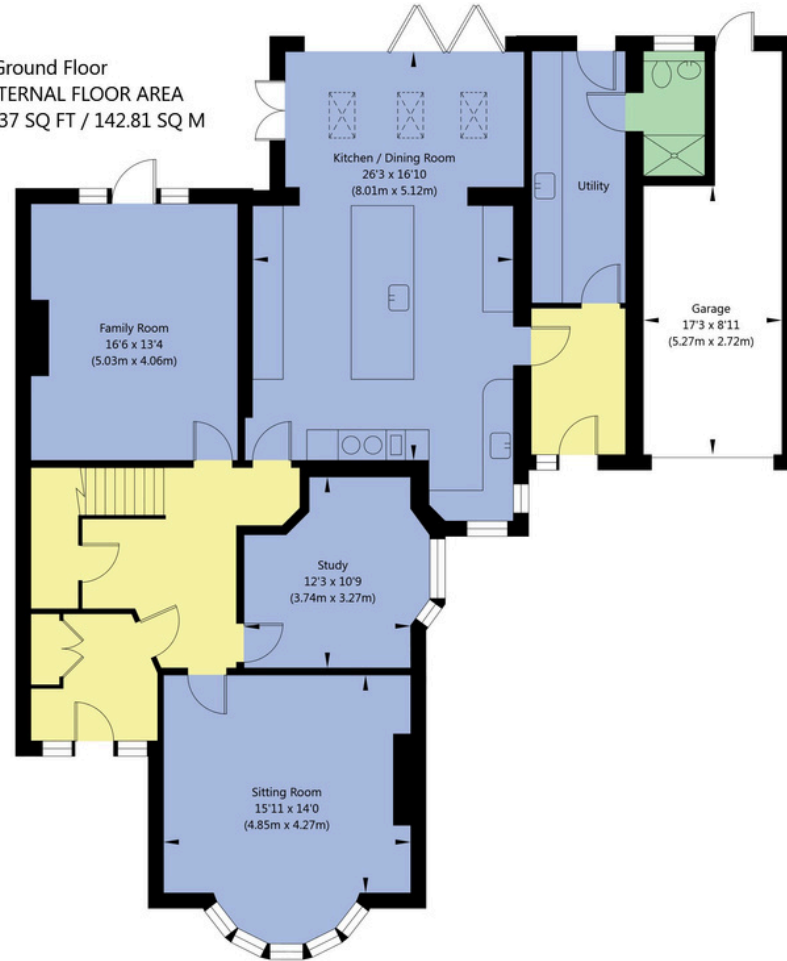
Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

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

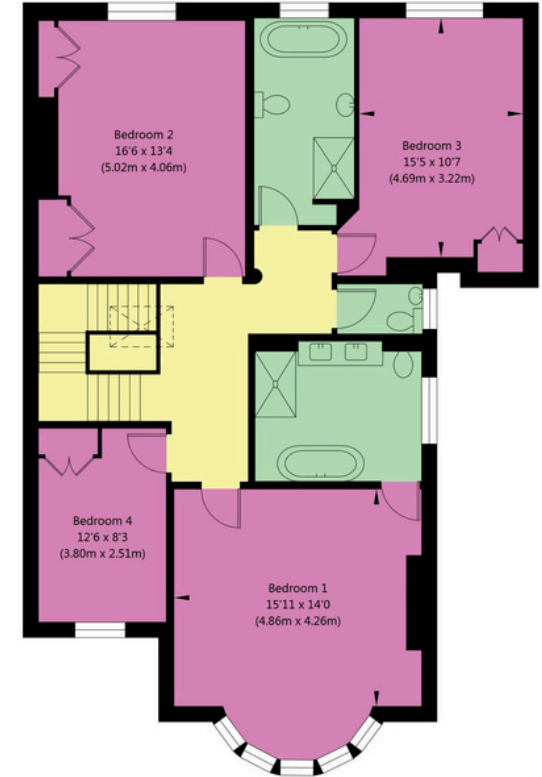
Directions: Welton House lies opposite Middlethorpe Grove on the west side of the road, the left hand side driving into York. What3words ///also.pump.sound

122, Tadcaster Road, York, YO24 1LU

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1537 SQ FT / 142.81 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1171 SQ FT / 108.8 SQ M



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

71 | C 77 | C

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2708 SQ FT / 251.61 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

www.exposurepropertymarketing.com © 2024



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, particulars: Summer 2022/4



City

Country

Coast