

Blenkin

& Co

ESTABLISHED 1992



14 BOOTHAM TERRACE • YORK





14 BOOTHAM TERRACE

York YO30 7DH

City centre 0.5 miles • York Railway Station
0.3 miles (on foot) • A1237/ring road 2 miles

**Outstanding mid-nineteenth
century townhouse with
long walled garden in a leafy
residential street close to the
city centre**

Entrance and staircase hall • 3 reception
rooms • wine cellar • kitchen/dining
room • kitchenette • 3 cloakroom/WCs
• principal bedroom suite with en suite
bathroom and dressing room area with
fitted wardrobes • 4 further bedrooms •
2 further bathrooms • study

Pergola with outdoor kitchen

Front and rear walled garden

Freehold for sale



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- Versatile accommodation – currently 3 reception rooms, 5 bedrooms, 3 bathrooms
- Abundance of remarkable period features
- Luxuriously updated throughout
- Potential for self-contained lower ground floor/multi-generation living
- One of the most sought after residential streets in York
- 5 minutes’ walk to railway station and city centre

This mid terrace house is built of brick with a canted bay window over two storeys and a slate roof. Rarely do we encounter a town house that offers such a wide display of beautifully restored period features. These include elaborate plasterwork with cornicing and ceiling roses, decorative round hallway arches, opulent doorcase pediments, handsome fireplaces, tall sash windows with panelled shutters, pull-up shutters, deep skirting boards, panelled doors with brass knobs, picture rails, floors with stone flags and original tiles, servants’ bells, and a grand staircase with a mahogany hand rail and volute and ornate cast iron balusters.

The entire house has been elegantly updated with high quality fixtures and fittings throughout. Ideally suited for a family, it has a cloakroom/wc on each floor and multiple options for storage including utility rooms suitable for bike/buggy/ski storage with ‘back’ door access. Underfloor heating has been fitted in the cinema room and all bathrooms along with some modern cast-iron column radiators.

The grand mirrored entrance hall runs from front to back with a rear entrance connecting to the garden; it is laid with ornate Victorian floor tiles, has wall panelling with painted motifs, a decorative hallway arch and a moulded marble shelf resting on ornate wrought iron brackets. Also on the ground floor is the elegantly-proportioned sitting room, a tour de force of

14 Bootham Terrace is a distinguished mid Victorian town house located on one of the most attractive streets in York, being tree-lined with an open aspect. Originally built for the Station Master’s daughter, No. 14 has an eye-watering array of particularly fine original features in every room and on every floor. This substantial house has been superbly renovated in recent years and offers luxurious accommodation on a grand scale as well as a delightful walled garden. Bootham Terrace runs perpendicular to Bootham, the ancient route into the city which passes through Bootham Bar, and lies within five minutes’ walk of the railway station.

- Mid-terrace townhouse
- Circa 1865 and Grade II listed
- Substantial house of more than 4000 sq ft, arranged over 5 floors
- High-functioning and very comfortable family house





hand-crafted plasterwork with elaborate ceiling rose and corning; it includes a deep bay window and marble fireplace with decorative tiled slips and hearth. The kitchen/breakfast room is an elegant family living space lit by a west-facing bay window. Also with decorative plasterwork, it has the original floorboards and kitchen cupboards, and a marble fireplace with an open cast iron grate and tiled hearth. The modern fitted kitchen includes handmade cabinets, quartz work surfaces and a Mercury range cooker with induction hob.

On the lower ground floor is a fully-fitted galley kitchenette with induction hob. Alongside, the dining room is a light-filled room with column radiator, the original quarry tiles and traditional cupboards flanking a fireplace housing a wood-burning stove. In the corner is a glazed door to the wine cellar, illuminated for effect. At the front of the house, the cinema room has recessed ceiling lights, a wooden floor and large bay window. The entire lower ground floor could comfortably be a self-contained suite, with independent access at the rear.

The broad staircase rises to a seating area on the half landing, illuminated by a tall window facing the garden. Across the entire first floor lies the principal bedroom suite. The palatial bedroom, formerly an imposing first floor drawing room, extends 21 ft and includes an ornate door canopy, picture rails and a marble fireplace with tiled hearth. Its tall sash window and separate bay window provide a view along the wildlife railway corridor that runs the length of Bootham Terrace. The en suite bathroom, formerly the library, is proportionately impressive with its stripped wooden floor, marble fireplace, bespoke wall-to-wall fitted wardrobes, a freestanding bath in front of the bay window and a walk-in shower with rainfall shower head. On the upper floors are four further double bedrooms, two with fitted wardrobes and cast iron fireplaces, along with two bathrooms. During winter months the

front rooms provide a fine view of York Minster. In addition there is a useful laundry cupboard with plumbing for a washing machine and dryer, and a home office/study with a Velux window. A skylight illuminates the third floor landing.

Outside

The house is set behind the original wrought iron railings and garden gate, with a stone-flagged pathway that passes a small garden planted with hydrangea. Stone steps rise to the front door. At the rear is a long, west facing, walled garden, landscaped end-to-end. Abutting the house, a garden balcony with wrought iron railings has stone steps that meet a generous stone flagged terrace. This area has a fitted outside kitchen within an oak-framed pergola with roof, and space for dining with a seated area built into the wall sheltered by raised beds. This verdant garden has been designed for easy maintenance with separate areas of interest, all connected by a path. There are stretches of lawn connected by pathways and an avenue of clipped box hedging, paved terraces along the length of the garden, some situated for sunshine and others sheltered by foliage, a curved bed planted with well established shrubs, mature trees including a productive espalier pear against the wall. At the rear is secure gated access to a back lane.

Environs

Bootham Terrace is ideally located for quick and easy access to the bustling city centre along the Georgian thoroughfare of Bootham, or via the Museum Gardens and riverside path. St Peter's and Bootham Schools are a short stroll away as is the railway station, accessed via a pedestrian bridge across the river Ouse. For dog owners and keen cyclists, there are miles of riverside walking and cycle paths to Clifton Ings and far beyond.

14 Bootham Terrace, York YO30 7DH

Approximate Gross Internal Floor Area 4069 SQ FT / 377.93 SQ M

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

Tenure: Freehold

Services: Mains water, electricity, and drainage. Gas fired central heating. Hardwired fire and security system.

EPC Rating: Exempt, Grade II Listed

Council Tax Band: G

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

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

Viewing: Strictly by appointment

Directions: Leaving York along Bootham, take the third left turn onto Bootham Terrace whereupon the property is situated two-thirds of the way down on the right hand side.

Money Laundering Regulations:

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





City

Country

Coast

