

Blenkin

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ESTABLISHED 1992



BATHURST HOUSE • MICKLEGATE • YORK





BATHURST HOUSE

86 Micklegate, York, YO1 6JX

York Railway Station $\frac{1}{3}$ mile,

York Minster $\frac{1}{2}$ mile

Substantial and distinguished Georgian house with large garden, situated in a prime position within the city walls

Main House: entrance and staircase hall
• cloakroom/wc • 3 reception rooms • study • kitchen/breakfast room • laundry/utility room • cinema room • wine store • wc • 5 bedrooms • 4 bathrooms • first floor sitting room with kitchenette off

Annexe: kitchen • sitting room • 3 bedrooms • 2 bathrooms

Roof terrace • walled garden

For Sale Freehold



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Bathurst House is a striking early eighteenth-century house situated on the south side of the river Ouse. Its hugely versatile accommodation extends to some 7000 sq ft and includes a two-storey annexe which remains united with the main house. Listed as Grade II, the property displays a dazzling array of period features including an historic Roman wall in the basement. A seven-year programme of renovation, entirely sympathetic to the property's age and stature, is now complete and the house is once again a high-status private home in the heart of the city.

The history of Bathurst House aligns closely with York's history. Constructed in the 1720s and extended a century later, it was originally hailed as one of the smartest new houses in the city and its first owner, Charles Bathurst, proudly incorporated his family crest on the cast iron drainpipes and in the mouldings of the interior. His wife was described as 'a person of excellent

accomplishments both of body and mind' and their son become High Sheriff of York and Grand Master of the Grand Lodge of all England.

Micklegate is 'the most architecturally rewarding street in York' according to Pevsner. It is part-cobbled, lined with handsome Georgian buildings and has three medieval churches. At least six reigning monarchs have passed through its twelfth century gateway on the city walls.

- Double fronted Georgian house
- Situated on York's grandest street within the city walls
- Grade II* listed property
- Outstanding original features, beautifully restored
- Substantial house of 7000 sq ft including a 2-storey annexe
- Large walled garden with separate access
- Offered for sale with no onward purchase
- Five minutes' stroll to railway station

The design of this impressive early eighteenth-century house follows the principles of order and symmetry characteristic of the best of Georgian architecture. Most of the property's features have survived intact despite the property's changes of use; it was a hotel in the early twentieth century and, more recently, commercial offices. There is an open-string staircase, round-headed archways flanked with columns, ornate ceiling mouldings, dados and internal doors with oak fielded panels, doorcase pediments, window shutters, fitted cupboards with the original brass knobs and handsome fireplaces on three floors. Its handsome front façade is double fronted with a Roman Doric surround above the central entrance.

The renovation programme is complete. The entire house has been re-wired and re-plumbed with a new heating system installed that includes 47 cast iron Burlington radiators. Every original

window has been re-conditioned and secondary glazing fitted on the first and second floors to improve energy efficiency along with underfloor heating in both kitchens, all bathrooms and the basement. New kitchens and bathrooms are in place, new carpets fitted and, where required, antique fireplace surrounds have been sourced from The French House. The interiors have been decorated using an early Georgian colour palette.

The grand central hall with original Victorian tiled flooring features a hallway arch and a sweeping staircase with alternating twisted and fluted balusters and an oak handrail terminating in a spiral volute. The coffered ceiling rises to the first floor and is remarkable for its delicate mouldings that include the Bathurst crest. On the half landing, a 40-pane arched window gives views across the walled garden.



The drawing room is an elegant room with parquet flooring and folding doors within a wide arch that open to the dining room where a window seat provides a lovely view down the garden. This superb 36 ft entertaining space has a corner bar with leather-finish granite worktops and a Quooker tap concealed behind a traditional panelled door. The kitchen/breakfast room links the main house with the annexe. It faces south west onto the garden and is illuminated by a pair of tall windows on two sides. The handmade kitchen from Hovingham Interiors includes an island unit, granite worktops, Range cooker with gas hob and integrated Neff appliances. On the lower ground floor is the large utility/laundry room, a wine store and a cinema room/gym with front window and adjacent cloakroom/wc.

On the first floor, the sumptuous principal bedroom suite spans the front and side elevations of the house and includes a bedroom, dressing room and bathroom. The bedroom extends 24 ft, features arched alcoves, deep skirting, elegant ceiling mouldings and a fireplace; it is illuminated by three tall windows with a leafy outlook. The centre piece of the luxurious en suite bathroom is a freestanding copper bath and taps, both from Samuel Heath; there is also a walk-in rainhead shower with Basazza mosaic tiles, a bespoke 'Imperial' vanity unit and a WC with a high-level cistern. The generous landing areas lead to an additional bedroom suite with a cast iron fireplace and wall-to-wall panelling (part original) and a bathroom with freestanding bath, floating vanity unit and walk-in shower. On the second floor are three further double bedrooms and two large four-piece bathrooms (one en suite) as well as a sitting room with a handy kitchenette, concealed behind a door. A private roof terrace running the width of the house is situated between the double pitched roof and accessed via a staircase and secure door.

The substantial annexe, originally the service wing, forms the eastern boundary of the property. It has an independent entrance from Barker Lane and an external door connecting to the garden. The accommodation is arranged over two floors, connected by a staircase, and is entirely self-contained although remains fully integrated with the main house.

Outside

The walled garden is surrounded by a high mellow wall with a secure door giving rear access to the lane. The garden is remarkably private, largely laid to lawn with extensive newly paved terraces and a well-established flowering cherry tree at the rear.



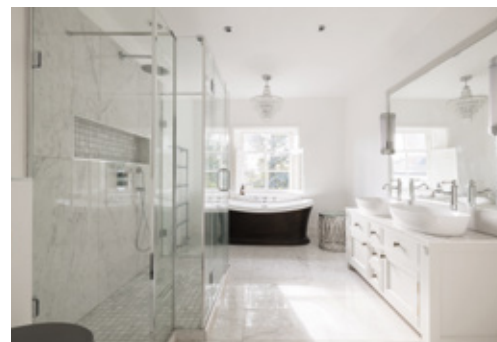
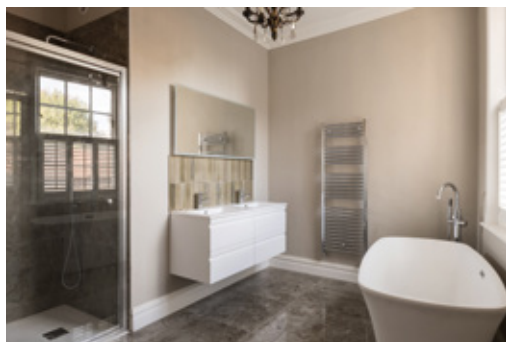
The traditional outbuilding, brick with a pantile roof, provides useful garden storage. The whole plot extends to nearly 0.2 acres.

Environs

Bathurst House has a fine outlook, sitting opposite the leafy churchyard. Alongside is Barker Lane, a single access lane connecting

to Tanner Row. Micklegate winds gently down towards Ouse Bridge and is notable for being conveniently situated just five minutes' walk from the city centre shops/amenities, railway

station and race course. It is host to a range of independent businesses including a Michelin-starred restaurant, Skosh and a number of cafés including one of York's most loved café/restaurants, Partisan.



Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: H

Services & Systems: All mains services. Gas central heating. 3 boilers: 1 combi boiler for the annexe, 2 boilers in the main house – 1 for heating, 1 for hot water. Underfloor heating in all bathrooms, both kitchens and basement.

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
www.york.gov.uk

Directions: From Ouse Bridge, just beyond the cobbles on the right hand side, Bathurst House is on the right hand side on the corner of Barker Lane.

What3words ///shade.timing.fonts

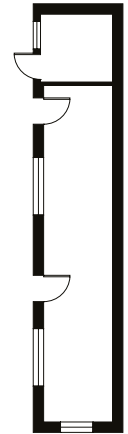
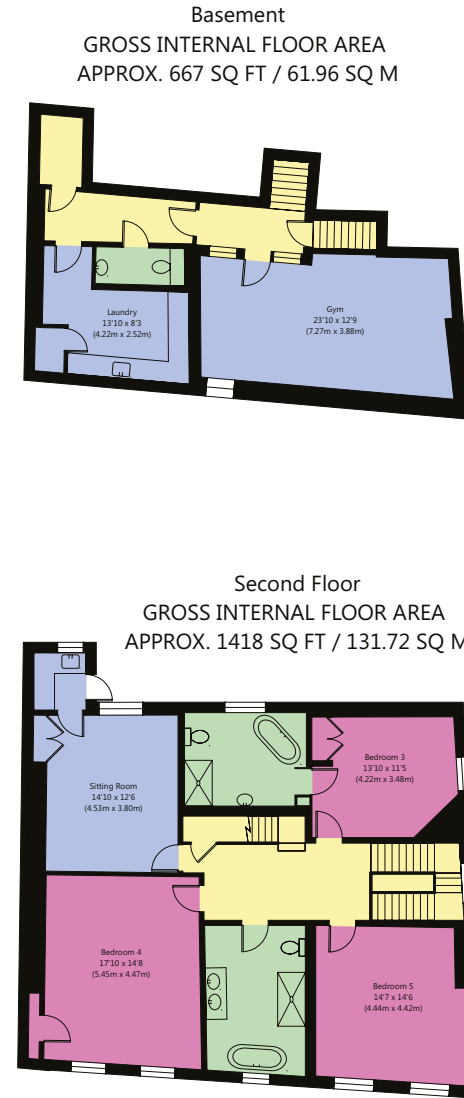
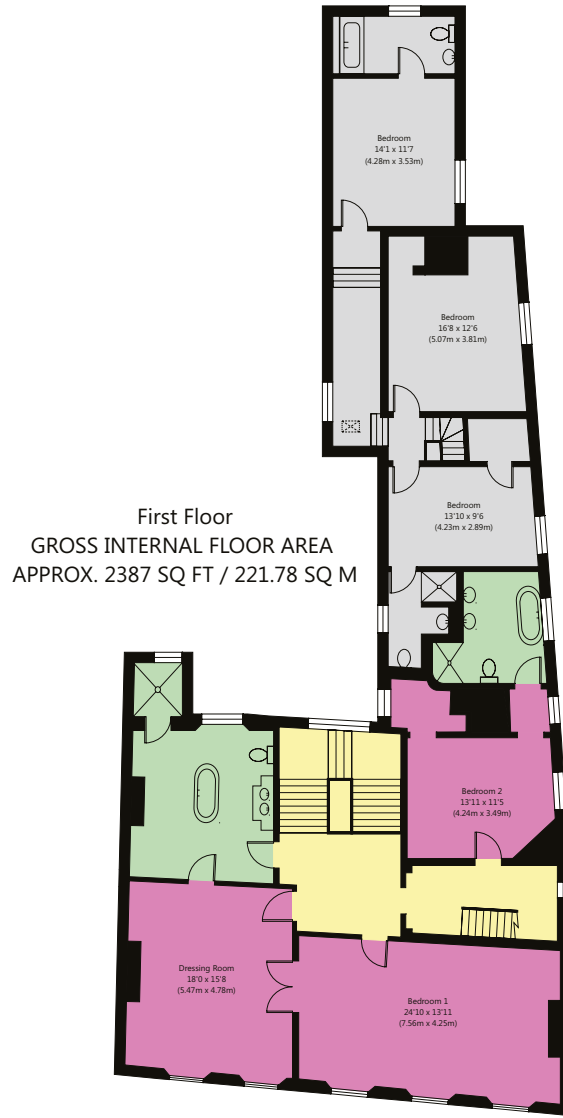
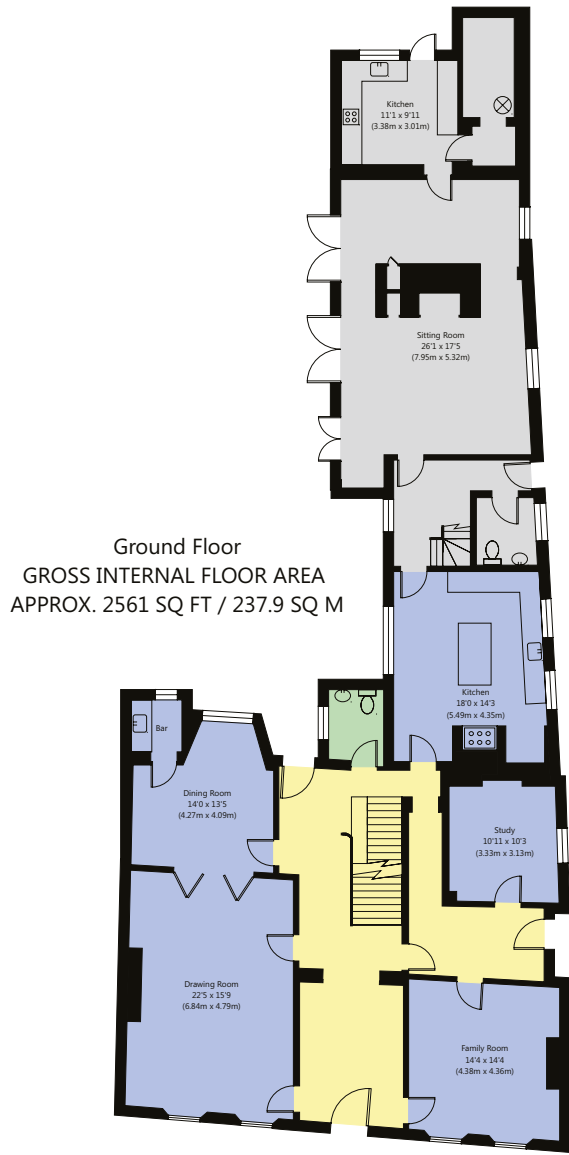
Viewing: Strictly by appointment

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.

Bathurst House, 86 Micklegate, York, YO1 6JX

Approximate Gross Internal Floor Area 7033 SQ FT / 653.36 SQ M - (Excluding Outbuilding)

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



Outbuilding

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:** October 2024. Brochure by wordperfectprint.com



City

Country

Coast

