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ESTABLISHED 1992



DOVECOTE GARDEN • WATER FULFORD HALL • YORK





DOVECOTE GARDEN

Water Fulford Hall, Naburn Lane,
Fulford, York YO19 4RG

York City Centre and Railway Station 3 miles
A1(M) 13 miles • Leeds 22 miles
Harrogate 26 miles

Outstanding detached single-storey property in half an acre, just south of the city centre

Entrance hall • 3 reception rooms •
kitchen/breakfast and garden room •
utility room • 2 principal bedroom suites •
2 further double bedrooms • 2 bathrooms

Outdoor heated pool • double garage

Front terrace with 2 retractable garden awnings

Gardens and grounds

In all just over half an acre

For Sale Freehold

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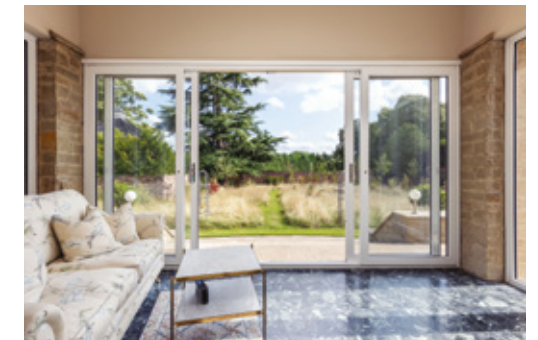
Dovecote Garden was built in 1967 in the gardens of Fulford Hall. It retains the grandeur of a country house setting being bounded by an eighteenth-century wall on one side and neighbouring the original dovecote on the other. The house sits in the heart of its landscaped garden and grounds, entirely private and accessed from a long drive with electric gates. Fully updated, elegantly appointed and high-functioning, this high spec/high tech home features thoughtfully laid-out accommodation arranged over a single storey. Every room is generously proportioned and illuminated by tall windows providing a fine outlook across the gardens. This one-off gem of a property is available on the market with no onward purchase.

- Detached modern house of bespoke design
- Private and tranquil position within half an acre
- 3 reception rooms, 4 bedrooms, 4 bathrooms
- Tremendously high spec and high tech
- Versatile accommodation of more than 3700 sq ft
- Detached double garage and ample parking
- Glorious and very private walled garden
- Heated pool in decking, accessed from the garden room
- Convenient for York being 3 miles from the city centre
- Rapid access to the A64 connecting to the A1(M) and Leeds

The western entrance gives access to the central hall with hallway arch, laid with wide mellow oak floorboards. All three reception rooms run along the south elevation and are connected through partition glazed double doors which, when open, create an entertaining space that extends more than 52 ft. The sitting room has a feature fireplace flanked by vintage cupboards and shelves, enhanced by atmospheric lighting concealed within the coving and alcoves. Large sliding glazed doors open wide to give access to the elevated south-facing terrace. The sleek modern kitchen has long windows running along its front providing a delightful outlook across the garden. The recently fitted kitchen has underfloor heating and includes integrated Neff appliances, an

island unit with induction hob with integrated extractor fan and a fully-equipped utility room alongside. It extends to the garden room, which is a fabulous all-year dining space designed for an all-encompassing view of the garden. The room has a lantern window and full-height, full-width window panels on three sides with sliding doors that pull back to create a seamless link with the decking area and pool.

There are two bedroom suites of equal stature situated on opposing sides of the property, both fitted with luxurious Vitra bathrooms that include wall-hung toilets with hands-free lids that automatically open and close by motion sensor. On the western side of the house the bedroom is illuminated by light on three sides, has fitted wardrobes and is part open to the bathing area with an enclosed wet room concealed from view. On the eastern wing, the three bedrooms and three bathrooms are self-contained and accessed from a private hall. The two guest doubles face south across the garden, each has a Duravit bathroom, including a walk-in shower, conveniently situated directly across the inner hall. The beautifully proportioned second bedroom suite is double aspect with wall-to-wall glazing and sliding doors that open directly onto the elevated terrace where there is a retractable awning. On two walls are bespoke fitted units providing wardrobes/cupboard storage as well as a dresser.



Outside

Secure electric gates within a lofty brick wall with stone coping marks the southern boundary of the property. This new stretch of wall unites with the eighteenth century original on the northern boundary. The block-paved drive follows a clipped yew hedge and avenue of young beech trees, passing a parking bay and terminating at the garage block. The garage is detached, has power and light, a window and workshop area; at the far end are two useful stores, accessed by double doors.

The front garden extends southwards from the house. It was designed in 2023 by renowned landscape architect and designer, Hal Forbes Adam, who arranged the planting of a wildflower meadow interspersed with green paths and scattered with a variety of saplings; at its centre is a bird bath of stone hewn from a North York Moors quarry. A wide flight of stone steps rises to an elevated and sheltered York stone terrace that spans the front elevation of the house and is bordered by an herbaceous border. This deep and broad terrace has two retractable, electrically-operated garden awnings and is an ideal space for sitting and enjoying the outlook across the garden.

The rear garden is bounded by a beautiful and lofty mellow brick wall adorned by climbers and lined with a bed abundantly planned with colourful perennials. At the centre is a smart decking area, raised and lined with gravel beds planted with colourful alpine and housing a heated pool. On one side is a sweep of lawn and on the other is an expansive area of stone paving connecting to the garage.

Environ

Dovecote Garden enjoys a tranquil position, well concealed and private yet convenient for York Racecourse, the city centre and railway station



and less than a mile from the A19 connecting to the A64, A1(M) and Leeds. Fulford village with its range of amenities and York's Designer Outlet are both less than a mile away and Fulford School ('Outstanding in all areas') lies within catchment.

Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Services & Systems: Mains electricity, gas and water (metered). 2 Imax boilers fitted 2022. Gas central heating. Private drainage.

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: Head down Naburn Lane and turn into the layby on the right hand side. Continue round to the gates of Gate Fulford Hall and, just before, turn a diagonal right into Dovecote Garden. There is a house sign and electric gates mark the boundary. What3words ///across.judges.cycle

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.

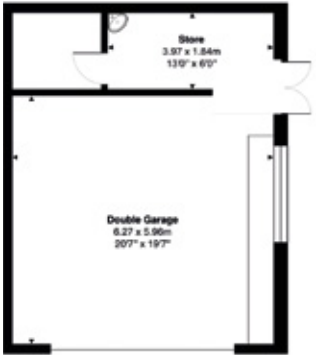
Dovecote Garden, Water Fulford Hall, Naburn Lane, Fulford, York YO19 4RG

Approximate Gross Internal Floor Area Main House: 3,717 SQ FT / 345.3 SQ M

Garage: 539 SQ FT / 50.1 SQ M

Total: 4,256 SQ FT / 395.5 SQ M

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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City

Country

Coast