

FURLONG HOUSE

220 Mount Vale, York



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Victorian house with studio flat, garage, plentiful parking and gardens, all within an easy walk of the railway station

City centre 1½ miles • A1(M) 14 miles
Harrogate 21 miles • Leeds 22 miles

House: entrance and staircase hall • cloakroom wc
3 reception rooms • kitchen/dining room • utility room
2 cellars • 6 bedrooms • 3 bathrooms (1 en suite)

Studio: studio room with living area, kitchen, bedroom, bathroom

Mews outbuildings: Laundry • double garage
garden store

Driveway parking for up to 6 cars • courtyard garden
landscaped garden

For Sale Freehold

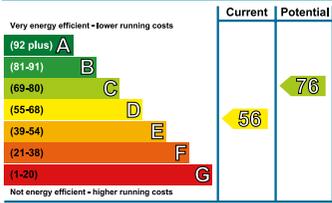
Blenkin
& Co

ESTABLISHED 1992

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Energy Efficiency Rating - Main House



Furlong House, 220 Mount Vale, York, YO24 1DL

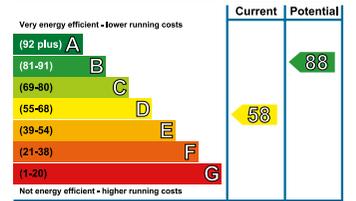
Approximate Gross Internal Floor Area

2787 SQ FT / 258.98 SQ M

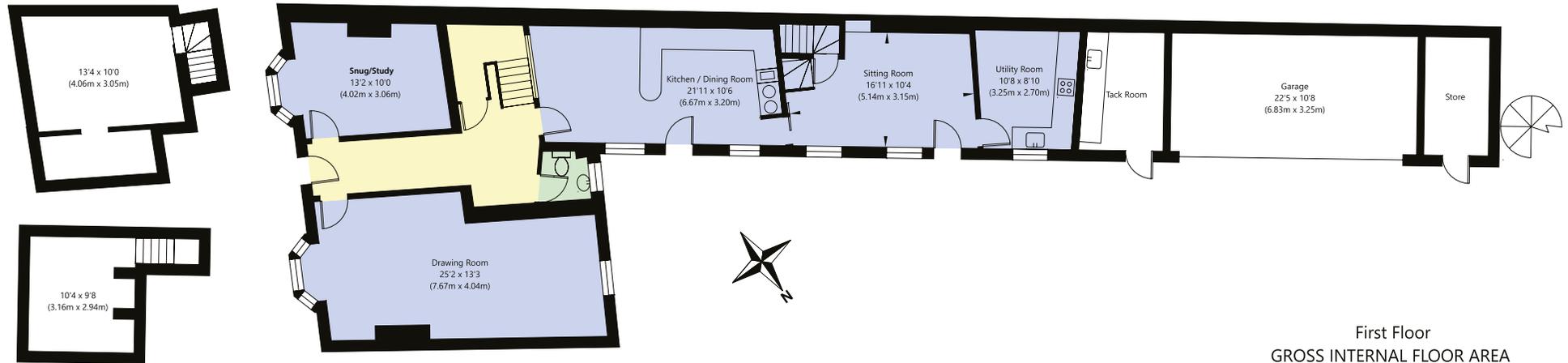
(excluding garage, tack room, store and cellars)

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

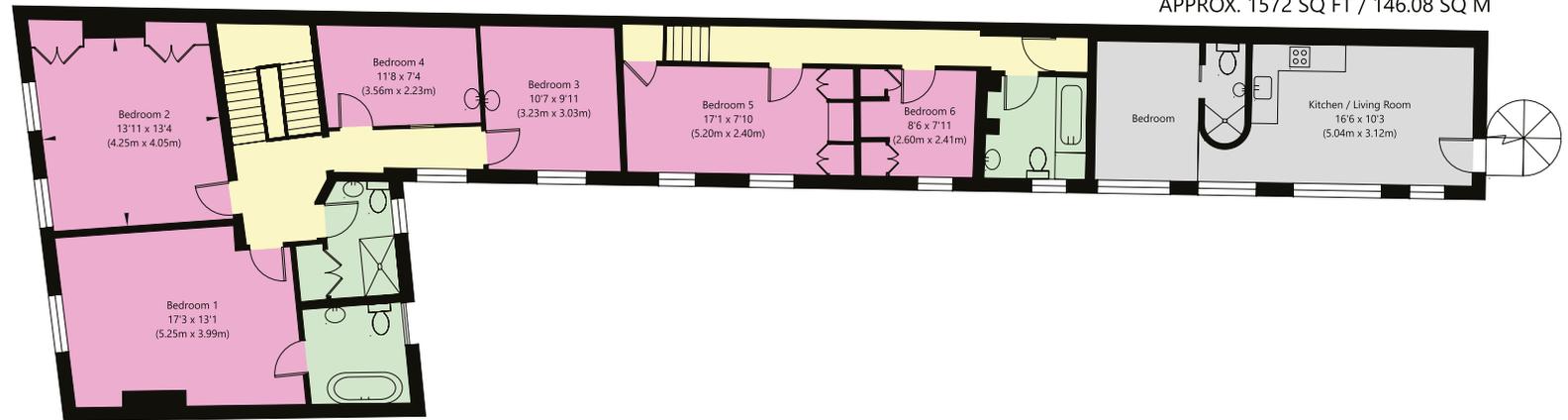
Energy Efficiency Rating - Cottage



Ground Floor
(Excluding Garage, Tack Room, Store and Cellars)
GROSS INTERNAL FLOOR AREA
APPROX. 1215 SQ FT / 112.9 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1572 SQ FT / 146.08 SQ M



City

Country

Coast



Furlong House enjoys a prime position facing the green open spaces of the Knavesmire/York racecourse, located some half a mile south of the city walls and railway station. An early Victorian residence with traditional mews buildings, it dates from 1838 with nineteenth and twentieth century additions. Arranged over two floors, this substantial family house is set around a cobbled private courtyard with parking for several vehicles, a garage and a large, landscaped garden. It comes with a superb adjoining studio apartment with separate access.

- Victorian residence with an open outlook across the Knavesmire
- Double-fronted house, attached on one side, with separate studio flat
- Versatile accommodation extending to nearly 2800 sq ft
- Principal house has 6 bedrooms, 3 bathrooms, 3 reception rooms
- Extensively refurbished throughout, most recently in 2025
- Cobbled courtyard with generous parking, double garage, outbuildings
- Private, part-walled, fully landscaped gardens
- Prime residential location
- Some 15 minutes' walk to the railway station



Tenure: Freehold

EPC Rating: Main house D, Studio D

Council Tax Band: Main house F, cottage B, studio A

Services & Systems: All mains services. Gas central heating. 2 gas boilers under warranty as of 2024. Electric heating in studio.

Additional Notes: in 2024 the income generated through Assured Shorthold Tenancies was some £25k per annum with full occupancy. The properties are no longer tenanted.

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

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.



The property is constructed of brick with a slate roof and retains its original cast-iron guttering. Internally, it features mellow floorboards, full board window shutters, panelled doors, cast iron radiators and a staircase with a French polished handrail. Extensive wall panelling and ornate plasterwork have been introduced to enhance the character. A programme of refurbishment has brought further improvements; bespoke, hardwood, double-glazed sash windows have been fitted throughout the principal house along with a bespoke modern kitchen and an ornate porcelain tiled floor with electric underfloor heating in the hall.

The kitchen/dining room extends some 22 ft, has a dining area with banquette seating and storage below; adjacent lies the sitting room, a versatile family space with an external door. The fitted kitchen includes handmade units with polished black quartz worktops and a gas-fired AGA with electric module. It is complemented by a large and well-equipped utility room/ back kitchen.

At the front of the house, two reception rooms flank the central hallway: the long 26 ft drawing room has a Victorian fireplace housing a gas fire; the study/snug room has mahogany fitted units. There are two cellars, one with a built-in wine store. On the first floor above the main part of house are four bedrooms, two of which enjoy fabulous views across the Knavesmire. The principal bedroom has an en suite bathroom with a freestanding bath and there is a separate family shower room. Two further bedrooms are accessed from the staircase in the sitting room, serviced by a third bathroom.





Studio

The studio sits on the first floor above the garage and is accessed via an external iron spiral staircase; it comprises a superb double-height studio room with exposed roof trusses, a living area, fully fitted kitchen, bedroom area and separate bathroom featuring a curved Carrera marble, hand-cut tiled wall. It was comprehensively refurbished in 2014 to include the roof, windows and triple insulation to the floor and walls.

Outside

The house sits behind a low brick wall with wrought iron railings and a laurel hedge. The formal front garden has clipped box hedging and standard laurel within gravel. A narrow drive on the southern boundary leads to the private paved and cobbled courtyard that continues to the garage and provides ample space for a courtyard garden as well as a parking and turning area. The double garage has electric up-and-over doors. There is a secure utility/store, formerly a stable with its original tile floor and feeding trough, now with electricity, power and water. In addition, there is a useful, secure garden store.



The principal garden lies at the rear of the property is part walled and accessed through a wrought iron garden gate. Landscaped for easy maintenance it features three lawns encircled with topiarised box bushes, a pond with a water feature and a pear tree. It has also been planted with apple, plum and peach trees and fruiting blackberry bushes. A raised decked area at one end and a tiled patio area at the other both enjoy the sunshine as it traverses the garden.



Environs

Mount Vale lies half a mile from the city walls and Micklegate with its range of independent cafes and bistros including Michelin-starred Skosh by Neil Bentinck. The city centre is easily accessed on foot (excellent bus service on Tadcaster Road) as is the railway station with its regular mainline service to London Kings Cross. In addition, there are good local amenities within strolling distance including the open public access spaces of the Knavesmire – home to York Racecourse - and Hob Moor. Some two miles to the south is the A64 giving access to Leeds and connecting to the A1M and M62. Excellent state and private schooling options are at close quarter including All Saints RC School (Ofsted 'Outstanding' 2016) and independent schools, The Mount, St Peter's and Bootham.

Directions

220 Mount Vale can be found on the right hand side leading south of York on the right hand side just beyond Knavesmire Road.

what3words: ///hooked.seat.loud

Viewing

Strictly by appointment.



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