

# NEWINGTON VILLA

Mount Vale, York YO24 1DJ



## NEWINGTON VILLA

**Exceptional Regency-style townhouse discreetly located at the edge of York Racecourse**

*York Railway Station 0.8 miles  
A64/ringroad 2 miles • Leeds 23 miles*

Entrance and staircase hall • 2 reception rooms • kitchen/family room • utility room • laundry chute • cloakroom/wc

Principal bedroom suite with dressing room and bathroom • 3 further bedrooms • 2 further bathrooms (1 en suite) • study/bedroom 5

Garage with electric door • gated driveway parking • walled rear garden • front garden

**For Sale Freehold**

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& Co**

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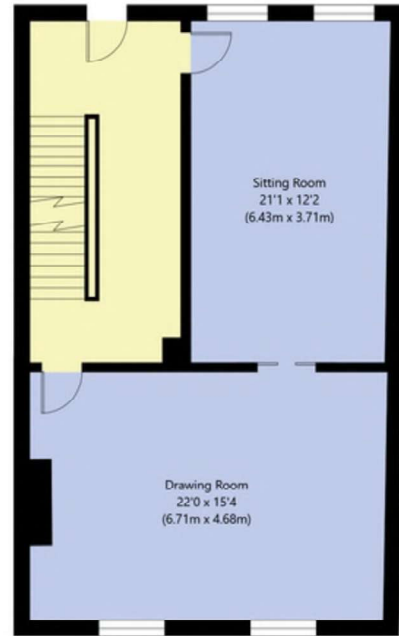
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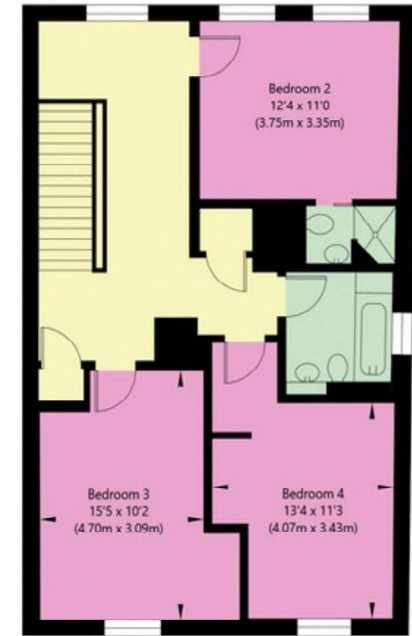
Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 848 SQ FT / 78.82 SQ M



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 819 SQ FT / 76.09 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 815 SQ FT / 75.68 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 815 SQ FT / 75.73 SQ M



## Newington Villa, Mount Vale, York, YO24 1DJ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 3297 SQ FT / 306.32 SQ M - (Excluding Garage)

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

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



City

Country

Coast

Newington Villa is a distinguished townhouse discreetly concealed behind Tadcaster Road on a tranquil plot adjacent to the Knavesmire and York Racecourse. This stylish end-of-terrace property is five years old and yet complements the terrace of listed townhouses to which it is attached. It has recently been renovated from top to toe and offers the best in contemporary luxury living, including an open plan kitchen/family room connecting to the terrace. It also comes with the advantage of a garden, garage and secure parking for two cars. The location is ideal, being within easy reach of the city centre and railway station with rapid access to the ring road/Leeds. Newington Villa is offered for sale with no onward chain.

- Exceptional townhouse in one of York's most favoured areas
- Versatile accommodation of some 3300 sq ft arranged over 4 floors
- Luxurious finish, generous sized rooms, high ceilings
- Smart home, high tech and energy efficient (B rating)
- Secure, walled and private rear garden, ideal for entertaining
- Green, open views of the Knavesmire from the upper floors
- Garage and secure private parking for 2 cars
- Easy access along the A1036 to the A64 and A1(M)
- No onward chain



**Tenure:** Freehold

**EPC Rating:** B

**Council Tax Band:** G

**Services & Systems:** All mains services connected. Gas central heating. Control4 system

**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 01904 551550 [www.york.gov.uk](http://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.







Newington Villa was built five years ago of heritage brick with a slate roof and due to its connection to the adjoining Regency townhouses, is listed grade II. It displays some fine features not least the fireplaces, deep skirting, cornicing, architraves and elegant staircase with slender spindles and polished handrail ending in a spiral volute. Superbly renovated and offering stylish modern interiors with tall sash windows, all bespoke and double-glazed, the house also has built-in character. There are herringbone floors, full and half wall panelling, wall lights and traditional-style column radiators. Alongside the character is the tech: Newington Villa is a smart home, equipped with Control4 technology that provides the tools to

integrate all home devices and systems, from lighting and temperature to music and security. The lower ground floor is finished with underfloor heating beneath marble tiled floors.

The magnificent open plan kitchen/family room extends some 25 ft and connects to the terrace and southeast facing garden through wall-to-wall bi-fold doors. It has a linear, glass-fronted gas fire alongside the dining area and the addition of a custom fitted bar with wine cooler. The whole offers an appealing space for entertaining with Control4 technology setting the ambience. A sleek contemporary kitchen includes a large granite island with breakfast bar and a range of integrated appliances; a



separate utility room with discreet built-in storage cupboards is concealed behind sliding pocket doors with tinted glazing.

The drawing room and dining rooms are wonderful rooms each with a pair of sash windows and connected by sliding pocket doors which, when open, create a larger 36 ft entertaining space.

The four-to-five bedrooms are arranged on the second and third floors. The magnificent principal bedroom suite spans the width of the

house, has a dressing room and bathroom elegantly fitted with his-and-her vanity units with basins, a freestanding bath with shower attachment and a wall-to-wall walk-in shower. The study/occasional bedroom 5 and the remaining three bedrooms are on the top floor, one an en suite and two served by a bathroom. The rear facing bedrooms all have superb open views incorporating the green open spaces of the Knavesmire and the county stand at York Racecourse.

## Outside

At the front, Newington Villa is well screened behind a brick wall with smart wrought iron railings, a mature Portuguese laurel hedge, clipped shrubs, a flowering cherry tree and a large area of paving. A wrought iron garden gate gives access to the stone steps that ascend to the entrance with panelled front door and fanlight.

The shared driveway leads to a private garage at the rear with electric doors, power, light and door to garden. New, large and secure timber

gates open to the private, gravelled drive that continues past the garage with additional secure parking for two cars. The rear walled garden is a private and sheltered space, southeast facing with synthetic grass and brick-built raised beds with shrubs. Stone steps descend to a large, paved terrace abutting the house, an ideal entertaining space connected to the kitchen/family room. A wide side return has a secure garden gate that provides easy access to the front and a direct walk to the city centre.





## Environs

Newington Villa 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

Newington Villa lies on the corner of Tadcaster Road and Knavesmire Road. A drive between tall brick gateposts on Tadcaster Road leads round to the garage and drive at the rear of the property, situated at farthest end of the drive.

**What3words:** House ///dark.august.ripe, Drive ///lakes.energy.back

## Viewing

Strictly by appointment.



**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:** March 2025

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