



THE GEORGIAN TOWNHOUSE • WALMGATE • YORK





THE GEORGIAN TOWNHOUSE

70 Walmgate, York YO1 9TL

York Railway Station ½ mile

**Historic York town house
within the city walls,
beautifully restored**

Kitchen and dining room • pantry • utility
room • sitting room • snug/bedroom 5
ground floor cloakroom/shower room
cellar

Staircase hall • 4 bedrooms • 4 bathrooms
(1 en suite)

Courtyard garden

For Sale Freehold



**Blenkin
& Co**
CHARTERED SURVEYORS

This double fronted, York city townhouse, constructed circa 1700, has undergone a programme of meticulous restoration and renovation over the last two years. The current owner has transformed the entire property, reinstating its position as a high-status house. Original, historic features, including panelling, fireplaces and staircases, have been lovingly restored. Where original fittings were absent, authentic replacements have been sourced and fitted in a determination by the owner to be as faithful as possible to the original building. Alongside the building's historic interest, the property has been comprehensively upgraded and modernised to create a luxurious and elegant home, with underfloor heating throughout the ground floor and to all bathrooms. The Georgian Townhouse is located in a bustling street with access by foot to all city amenities.

- Georgian house in the heart of historic York
- Full of character and grade II* listed

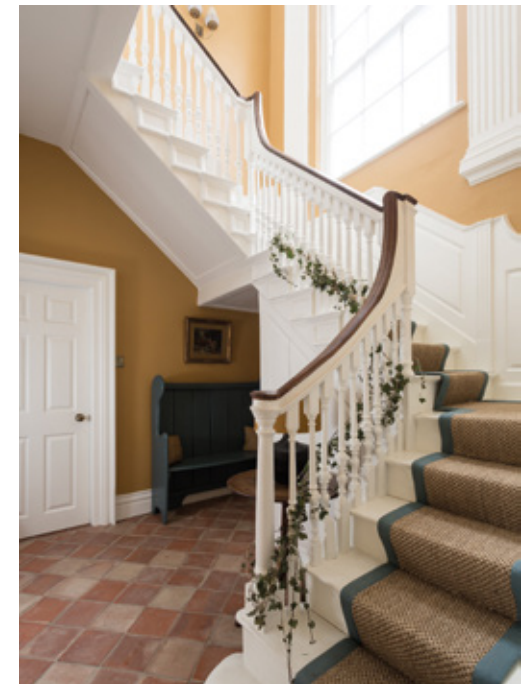
- Painstakingly restored over the last 2 years
- Versatile accommodation of more than 3000 sq ft over three floors
- Generous room proportions and high ceilings
- Courtyard garden and rear access
- Superb location in a lively street within the city walls
- Strolling distance from all city amenities
- Currently run as a successful, high-end Airbnb

70 Walmgate has retained an abundance of period features that reveal its heritage and historic character: there is a glorious archway with pilasters, mouldings around panels and doors, ornate cornicing - some of a design rarely seen - and a number of magnificent working fireplaces on all floors. At the heart of the house, the outstanding Georgian staircase has pitch pine spindles and a finely-turned oak handrail.

There is original wall panelling alongside authentically reproduced panelling as well as cast

iron column radiators and roll top baths. On the top floor some of the original brickwork, beams and trusses are visible, and a section timber framed partition suggests a medieval history. All three floors have good ceiling heights, and the second floor rises into the vaulted roof space where a glimpse of York Minster can be viewed. There are also views of St Lawrence's Church spire and the tower at Rowntree Wharf. New timber sash windows have been installed throughout, those to the side and rear being predominantly double glazed and there are window seats. The kitchen/dining room is a glorious, 30 ft room with wall panelling in the dining area and ample space for a family-sized table. The newly installed kitchen is bespoke and fitted with base units, has marble countertops, an island unit with breakfast bar and integrated Belfast sink with deVol taps, integrated appliances and a Rangemaster with an induction hob. Alongside is a pantry where the bespoke kitchen cupboards continue, providing extra storage

and freezer space. In addition, there is a utility/laundry room and plant room at the rear of the house. The sitting room is an appealing and tranquil space; it has a large lantern window and is glazed to full-height on one side with bifold doors opening west onto the courtyard. The courtyard is paved with a climbing hydrangea and has a secure door to adjacent Melrose's Yard, with ramp access. The additional ground floor room, formerly a kitchen, has a window overlooking the courtyard and has retained a useful walk-in corner cupboard and charming fireplace. It would work equally well as a snug, office or fifth bedroom. The principal bedroom accommodation and four bathrooms are arranged over the two upper floors. It is worth noting that the magnificent principal bedroom with its three south facing, sash windows was originally a drawing room. It has a private staircase, formerly the back stairs, which connect it to the large bathroom as well as the ground floor dining area.



Environs

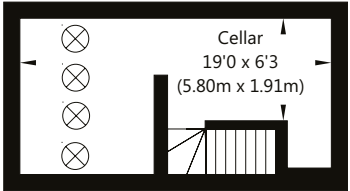
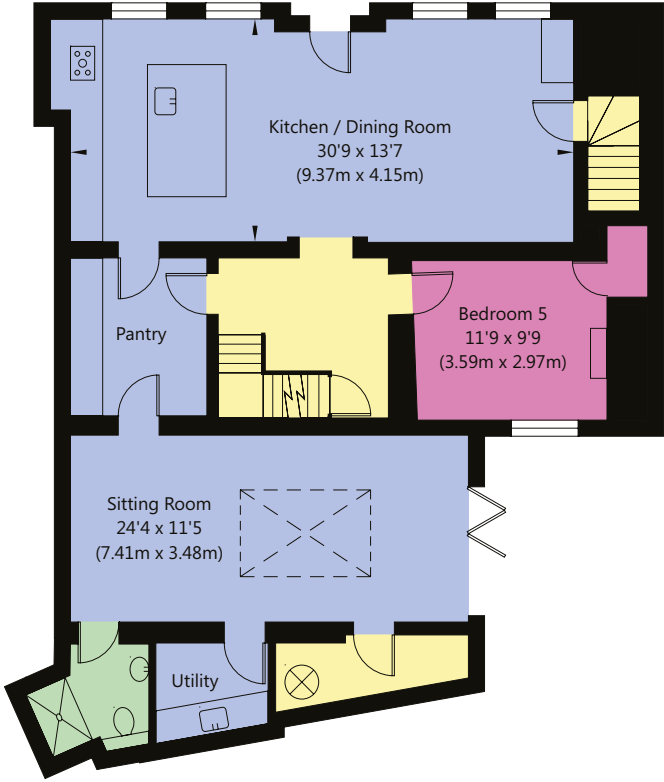
Lively independent businesses line this attractive street of medieval origins that links Fossgate with Walmgate Bar on the city walls. It lies within easy strolling distance of all city centre amenities including the mainline railway station some ten minutes' on foot.

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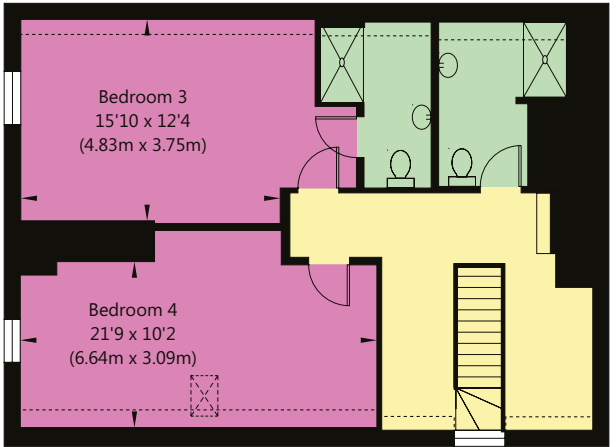
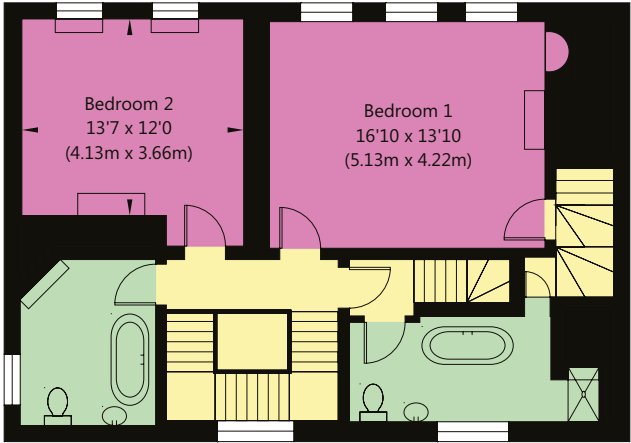
Approximate Gross Internal Floor Area 3069 SQ FT / 285.05 SQ M - (Excluding Cellar)

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

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1310 SQ FT / 121.66 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 888 SQ FT / 82.48 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 871 SQ FT / 80.91 SQ M

Tenure: Freehold

EPC Rating: Exempt as Grade II* listed but recently assessed as 'C'.

Services & Systems: All mains services. Gas central heating. New boilers. Underfloor heating throughout the ground floor and bathrooms. Sprinkler fire safety 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.

Viewing: Strictly by appointment

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

Directions: Head through Fossgate and into Walmgate, the property can be seen on the left-hand side just beyond St Deny's Road on the right and Melrose's Yard on the left.

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City

Country

Coast