

# 294 TADCASTER ROAD

York



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**One of York's great houses, an outstanding villa on the edge of the Knavesmire with delightful gardens and a garage block - nearly half an acre in all.**

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

Vestibule • staircase hall • cloakroom • 4 reception rooms  
• kitchen/breakfast room • utility room • basement kitchen  
storage room • gym with sauna

7 bedrooms • 6 bathrooms (5 en suite) • 2 store rooms

3-bay garage block • gardener's wc • stores

Landscaped front and rear gardens

In all 0.45 acres

**Blenkin**  
& Co

ESTABLISHED 1992

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# 294 Tadcaster Road, York, YO24 1ET

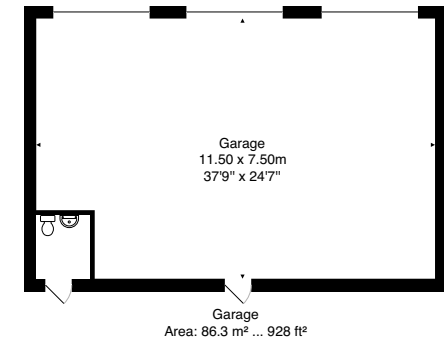
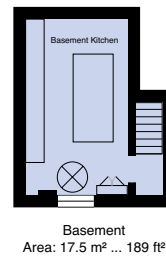
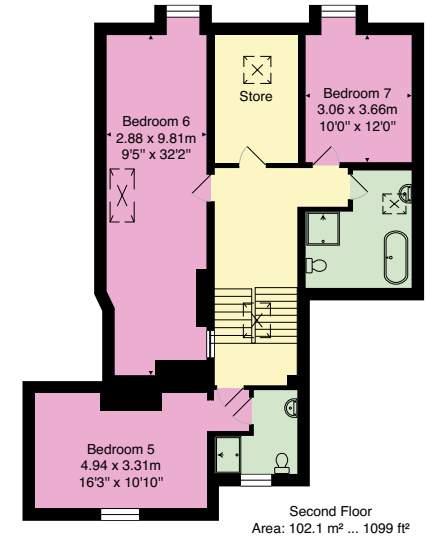
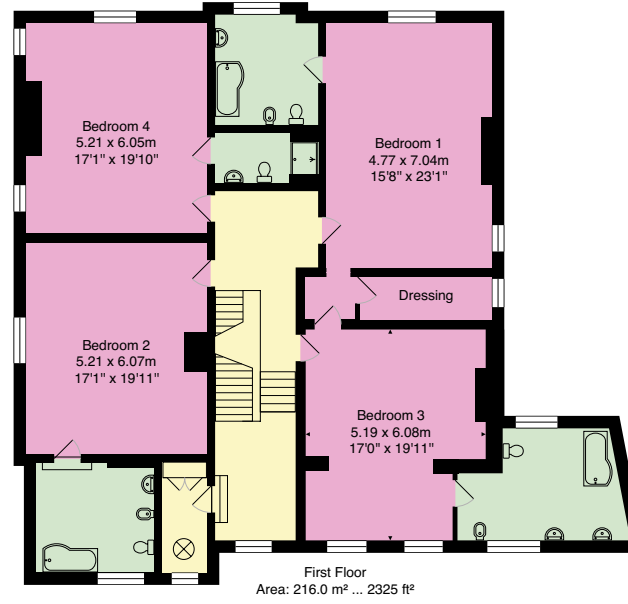
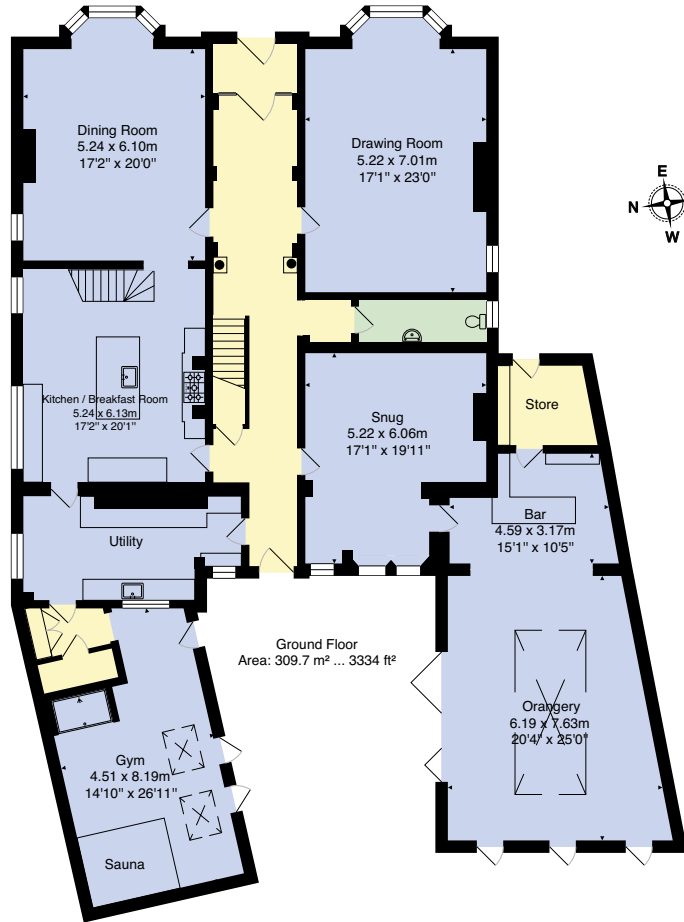
## Approximate Gross Internal Floor Area

Main House - 645.3 SQ M / 6946 SQ FT

Plan Total - 731.6 SQ M / 7875 SQ FT

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	64	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



City

Country

Coast

294 Tadcaster Road is a substantial mid-Victorian villa that enjoys a prime position facing the green open spaces of the Knavesmire. It comes with a private walled garden at the rear and a superb three-bay garage block. The house itself displays a dazzling array of period features, sympathetically restored and greatly enhanced following recent renovations of the highest quality. The property sits within a prestigious Conservation Area enjoying leafy views across tree canopies and located just a mile from the railway station and Medieval city walls.

- Distinguished double-fronted house facing the Knavesmire
- C1860s, grade II listed, attached on one side
- Extensive accommodation equates to nearly 7000 sq ft
- Elegant rooms with high ceilings and ornate plasterwork
- Potential for self-contained accommodation on the second floor
- Large walled garden designed by RHS Chelsea 'gold' winner
- Modern triple garage with clock tower and ample gated parking
- Prime residential location on York's south side
- Some 20 minutes' walk to the railway station



**Tenure:** Freehold

**EPC Rating:** D

**Council Tax Band:** H

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

**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](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.





The design of this double-fronted Victorian villa follows the principles of order and symmetry characteristic of the best of mid-nineteenth century domestic architecture featuring a central porch with Tuscan pilasters approached via stone steps. The pale brickwork is dressed with finely cut limestone and stone quoins along with a hipped slate roof.

Internally, elegant period features abound along with faithful reproductions handcrafted by a specialist from York Minster. Complementing the magnificent ornate plasterwork are hallway arches, a fine staircase, nineteenth century floor tiles, handsome fireplaces, wide panelled doors with stylish doorcase pediments, decorative cast iron radiators and glorious sash windows along with their original boarded shutters.

No. 294 has been renovated from head to toe in recent years with no expense spared in the fitting of a bespoke handcrafted kitchen, utility rooms and bathrooms as well as the orangery and bar. Underfloor heating has been installed beneath the mellow solid oak floors.

The two formal front reception rooms have deep bays and open fireplaces with handsome surrounds, and the cosy snug has a cast-iron gas fire stove. A family sized kitchen breakfast room connects to the dining room through a striking archway and a stone staircase with a glazed balustrade descends to a basement kitchen store. The fitted kitchen includes granite worktops, two handcrafted Shaws Original sinks, an electric Aga with four ovens and gas hob and banquette seating beneath the window. Alongside is a well-appointed utility room with a Butler sink. A recent extension to the property is the orangery.





Illuminated by a lantern window and tall windows and bifold doors, it also has a bespoke cocktail bar handcrafted in oak and designed with mirrored back panels and ambient lighting. Behind lies a wine storage room providing rear access to the side return with log store. On the north side of the house is a gym and sauna room, illuminated by two Velux windows and a pair of doors opening south onto the garden terrace.

The grand central hall features vertical columns and curved arches along with a staircase with cast iron balusters, a polished mahogany handrail and spiral volute; on the half landing it sweeps past an arched stained-glass window. The first floor comprises four palatial bedroom suites with a Jack & Jill bespoke fitted dressing room between the principal rooms; each bathroom has elegant, top of the range fittings. Three further bedrooms are served by two

bathrooms on the second floor which lends itself well to the formation of a self-contained suite. This is a practical family house with generous storage options on all floors including a walk-in airing cupboard.

## Outside

The house is set back behind a low brick wall with clipped box hedging and a generous area of lawn. A tarmac drive passes electric sliding gates to a driveway of stone cobbles salvaged from The Piece Hall in Halifax that provides ample space for parking and turning; it continues to the garage block at the far boundary, passing an avenue of pleached evergreen oaks. The modern, three-bay, brick-built garage block with a slate roof and clock tower, is adorned with wisteria. It has electric roller doors, power, light and racked storage.

The west facing walled garden has been designed by plantsman and landscape designer, Peter Dowle, whose credits include gold awards at RHS Chelsea and Hampton Court. Specimen plants abound including a rare *stachyurus chinensis* with bell-shaped flowers, *hydrangea aspera* and a Wedding Cake tree.

A large York stone terrace, ideal for family entertaining, shelters alongside the house framed by an abundant wisteria and climbing rose. Brick-edge gravel paths skirt an Italianate stone fountain and wind their way alongside herbaceous borders to a circular York stone terrace shielded by a clipped yew hedge and rose border.

Beyond the shaped lawns, a stepping stone path snakes past a colourful glade of Japanese and Norwegian maples underplanted with soft grasses to a further patio. Behind the garage is a functional area for composting with access to a gardener's wc, shielded by a sky boundary hedge of evergreen oak. Bespoke lighting illuminates the garden and there is an irrigation system along with numerous external taps.



## Environs

294 Tadcaster Road lies just 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. The house neighbours the green open spaces of the Knavesmire – home to York Racecourse – and Hob Moor. Some two miles to the south lies 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, The Mount, St Peter's and Bootham.

## Directions

Heading south out of York city centre, No. 294 Tadcaster Road is on the right hand side just beyond Little Hob Moor.

**What3words:** ///hooked.seat.loud

## Viewing

Strictly by appointment.



**Important notice** 1. No description or information given about the property or its value, whether written or verbal and 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, property spec and video highlights:** photographs June 2025, internal photographs and particulars August 2025. Brochure by wordperfectprint.com

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