

STUD FARM HOUSE

Middlethorpe, York



STUD FARM HOUSE

Handsome Victorian house with garden and outbuildings, situated in a discreet corner within the leafy outskirts of York

Bishopthorpe 1 mile • York city centre 2½ miles • Leeds 27 miles

Entrance and staircase hall • cloakroom wc • 4 reception rooms • kitchen/breakfast room • utility room • cellar

Principal bedroom suite with bathroom • 3 further bedrooms on the first floor • 2 further attic bedrooms

Large garden outbuilding • secure bicycle storage facility

Walled rear garden • front terrace • parking

For Sale Freehold



ESTABLISHED 1992

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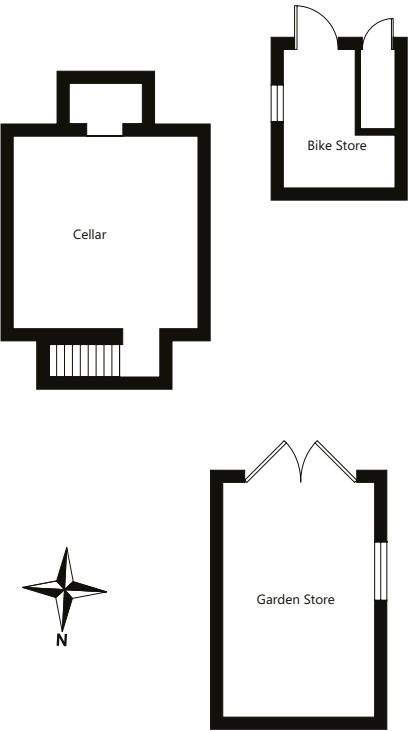
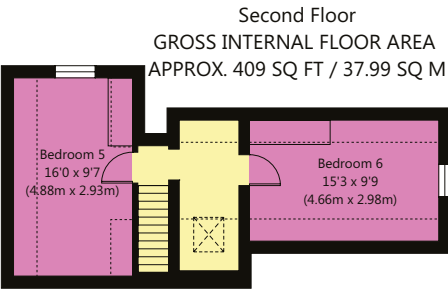
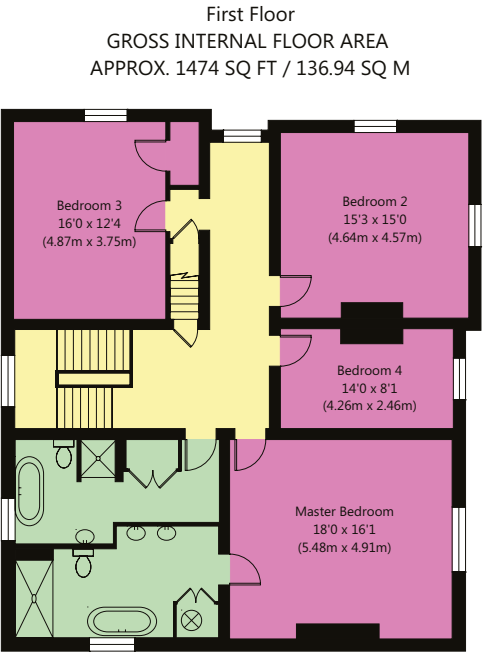
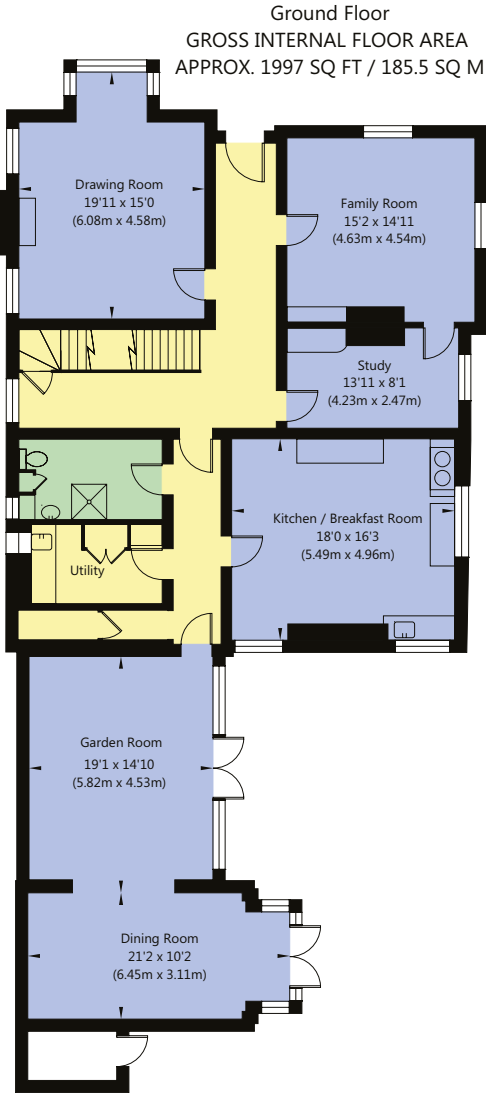
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Stud Farm House, Middlethorpe, York YO23 2QB

Approximate Gross Internal Floor Area
Main House - (Excluding Basement) - 3880 SQ FT / 360.43 SQ M
Total Including all Outbuildings - 4506 SQ FT / 418.59 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		
Very energy efficient - lower running costs		
(92 plus)	A	Current 63 Potential 76
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		



Stud Farm is a distinguished York town house, double-fronted and with superb family living space. Believed to have once been owned by Sir Francis Terry, York's eminent British confectionary maker, this wonderful Victorian house has just been brought fully up to date with a new kitchen and bespoke cabinetry. It is offered as a luxurious and stylish family home complete with walled garden, outbuildings and off-street parking. The leafy tranquillity and timeless appeal of its setting belie its remarkable proximity to 'Bishy Road', with its parade of independent shops and businesses, as well as to the amenities of York city centre.

- Detached and double-fronted York town house
- Versatile, family-sized accommodation of 3880 sq ft
- Superb bespoke fittings and high specification finish
- Off-street parking and outbuildings
- Peaceful and private walled garden
- Tranquil setting within the leafy outskirts York
- Easy cycle route to York city centre largely via a riverside cycle path
- Top floor attic bedroom space totalling 406 sq ft, ripe for renovation
- Ten minutes' drive from York Railway Station



Tenure: Freehold

EPC Rating: D

Council Tax Band: G

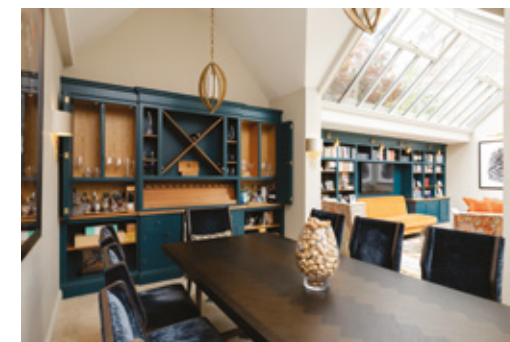
Services & Systems: Mains electricity, gas, water. Gas central heating (new boiler 2025). Private drainage. Cabled fibre optic superfast broadband.

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
Conservation Area

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.





Stud Farm is constructed of brick with stone quoins, tall chimney stacks and a slate roof. Restored period features include the staircase with polished handrail, decorative fireplaces, stone flags, geometric tiled flooring, ornate cornicing and plasterwork, and a magnificent Victorian cast-iron range. Recent renovations overseen by Plaskitt & Plaskitt have brought this lovely family house fully up to date. Not only is there a new kitchen but hand-crafted cabinetry has been fitted to many of the rooms creating aesthetically pleasing, functional storage ranging from bookcases, cabinets, cupboards, dressing tables and wardrobes. In addition, the house offers solid wood oak flooring, timber double glazed windows, and zoned electric underfloor heating in the conservatory and dining room accompanied by traditional cast iron radiators.

The kitchen/breakfast room is a superb family space with a contemporary kitchen from House of Elliott. It includes Miele appliances, a double Butler sink with a Quooker Fusion 3-in-1 tap, an island unit with an induction hob and banquette seating, quartz worktops, and a gas-fired 3-oven Aga (with Intelligent Management System). The fitted utility room has a sink and features a larder cupboard.

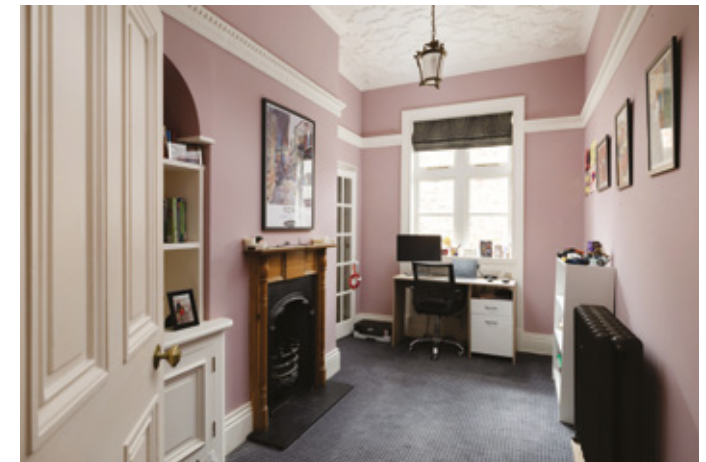
Vale Garden House designed and manufactured the bespoke, oak-framed conservatory and dining room – both rooms with double-height ceilings flooded with natural light and with French doors opening west on to the walled garden. The dining room has a custom-made drinks cabinet and home bar.



The elegantly proportioned drawing room is flooded with light on two sides, has a bespoke window seat with storage under and a cast-iron stove with a gas flame housed within a traditional fireplace surround. Across the hallway, the large, bright family room has a charming fireplace and a secret door concealed in the bookcase opening to the study. The study features ornate plasterwork most notably on the ceiling and a pretty cast-iron fireplace. Stone steps descend to a large, tanked cellar with a good head height, providing further options for storage.

The generous landing on the first floor gives access to four bedrooms and two bathrooms. The principal bedroom suite faces west and comes with a large and luxurious bathroom with a four-piece suite that includes a freestanding bath with shower attachment, a large walk-in shower with showerhead fitting and two enamel sinks from Fired Earth. The sumptuous and stylish family bathroom has fixtures and fittings from The Cast Iron Bath Company, Samuel Heath and Lefroy-Brookes.

A steep staircase concealed behind a door rises to the top floor landing with a skylight giving a view of York Minster and where there are two bedrooms, each with windows. The staircase and rooms are ripe for renovation and, with the necessary consents, could become an ideal teenager/guest/master suite.





Outside

A broad gravelled lane sweeps past the front of the house meeting the gravelled drive and terminating in front of an oak-framed bike store designed to hold bins and bicycles. Here is ample space for the parking of up to two cars. At the front, a wrought-iron garden gate within railings opens to a York stone terrace which forms the principal entrance to the house and provides a sunny spot for sitting out. The house faces a foliage-clad lofty wall belonging to Middlethorpe Manor.

A side gate gives access to the rear walled garden, enclosed and well screened on all sides. There is a west facing York Stone terrace facing the lawn and a perimeter border of colourful climbers, shrubs and trees including Himalayan Birch and Tibetan Cherry. A large brick outbuilding with a slate roof and window has mezzanine storage, power and light. It would make an ideal gym or garden studio.



Environs

Middlethorpe is situated adjacent to the Knavesmire, a popular recreation space for dog-walkers as well as being home of Parkrun and York Racecourse. This peaceful hamlet comprises a handful of fine properties including Middlethorpe Manor and Middlethorpe Hall, now a country house hotel and spa. A range of local amenities, including a primary school, can be found at the nearby village of Bishopthorpe, with York College at its perimeter. One-and-a-half miles to the south is 'Bishy Road with its thriving cafes, restaurants and independent shops. York Railways Station and the city centre are both within easy reach, with excellent bike routes along the river. The A64 ring road gives rapid access to the A1(M) and beyond.

Directions

Coming from York, turn off Bishopthorpe Road into Middlethorpe drive and head to the far end where Stud Farm can be found towards the end, on the left hand side.

What3words: ///slips.hope.early

Viewing

Strictly by appointment.



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ESTABLISHED 1992

