17-19, High Petergate, York, YO1 7EN

Price guide £1,750,000

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PRIME RESIDENTIAL

17-19 High Petergate

This exceptional Grade II Listed Townhouse enjoys the most superb position with York's historic Minster to the front and the dramatic St Wilfrid's Church to the rear.

Exceptional opportunity to acquire a stunning home with a self-contained luxury holiday let income and superb walled garden just steps from York Minster. The property comprises:- a stunning 4 bedroom townhouse, 1 bedroom maisonette and charming garden annexe.

Principal House
Entrance hall, living kitchen, utility/boot room, WC, sitting room, primary bedroom with en suite, 3 further double bedrooms and 2 bathrooms, wine cellar

Maisonette
Private entrance, sitting room with kitchenette, double bedroom and bathroom

Garden Annexe
Hobby room, home office/sitting room, mezzanine level with bedroom and shower room

Landscaped walled gardens. Parking available via separate negotiation

DESCRIPTION

Ideally placed, just steps from York Minster, this remarkable Grade II listed townhouse offers an exceptional blend of historic character and beautifully considered modern living. Dating from the 17th century, the property is unassuming from the street yet opens out dramatically to the rear, revealing generous accommodation, ancillary spaces and a delightful private walled garden.

The significant accommodation extends to almost 4,000 square feet and has been sensitively and beautifully upgraded throughout. Blending period features with contemporary comfort and thoughtful design, this stunning home comprises a 4 bedroom principal house, 1 bedroom 2-storey maisonette and a charming garden annexe.

Principal House - An elegant and versatile living kitchen complete with Aga is very much the heart of the ground floor and gives access to the charming southwesterly gardens, a true delight in the heart of the city. A spacious utility/boot room and WC add practical convenience, while a useful cellar offers excellent storage.

Upstairs, a comfortable sitting room provides a superb formal entertaining space, complemented by four well-proportioned bedrooms and three bathrooms arranged across the upper floors.

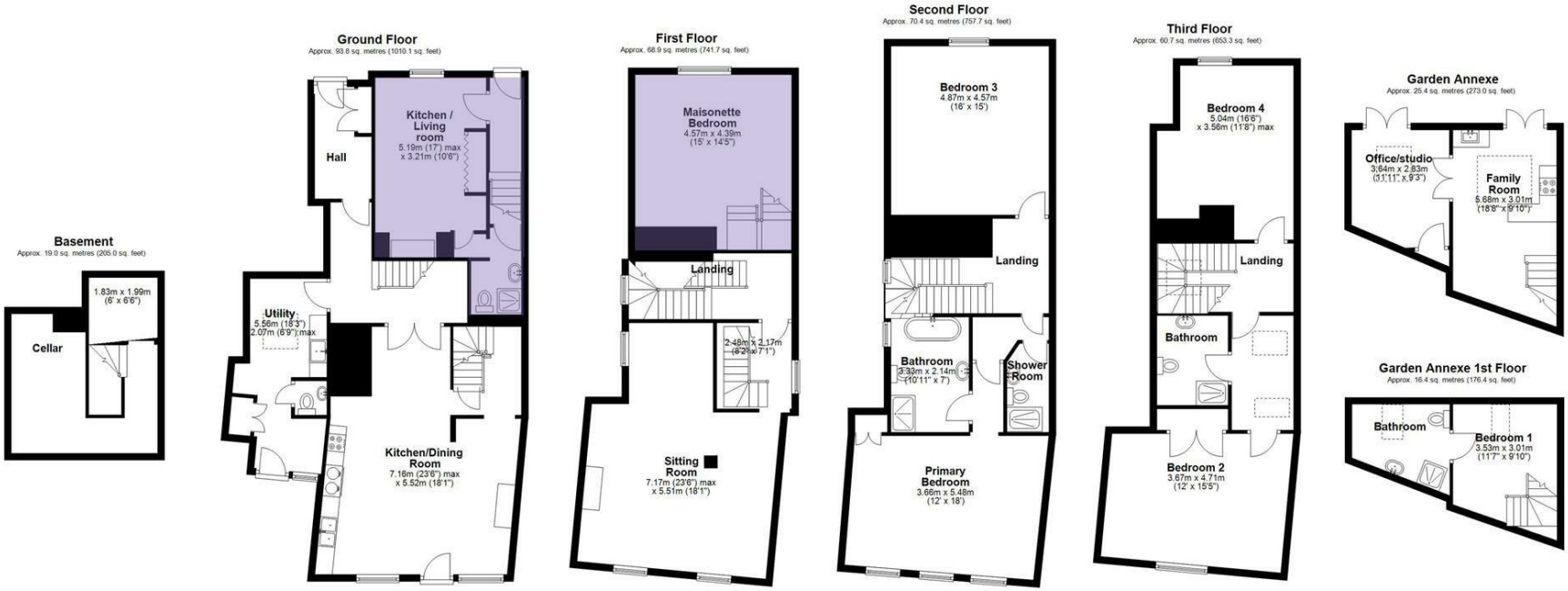
Beyond the main house, the property continues to impress with a range of flexible additional accommodation. A charming maisonette includes a living room with kitchenette, bedroom and bathroom, making it ideal for guests, independent living or income generation. It enjoys it's own private access from High Petergate and is currently run as a premium holiday let taking full advantage of its dramatic Minster views. Concealed doors connect to the main house enabling the mainsonette to become integrated into the primary accommodation if preferred

Within the garden sits a beautifully designed annexe offering potential as a home office/studio or as further ancillary accommodation, with mezzanine bedroom and bathroom. It provides a peaceful and versatile space.

The walled garden is southwest facing and enjoys views to York Minster and St Wilfrid's Church. Both generous and private, it makes a delightful, sheltered outside space, ideally 0rientated and landscaped for entertaining. There is exterior lighting, a greenhouse and a useful outdoor tap.

- **Significant home approaching 4,000 square feet moments from York Minster**
- **Comprising 4 bedroom 3 bathroom princpal property**
- **Self-contained 1 bedroom maisonette providing luxury holiday-let income**
- **Garden annexe with studio, office, mezzanine bedroom and bathroom**
- **Stunning southwesterly walled gardens**
- **Grade II Listed with encormous character**
- **Meticulously upgraded with all modern comforts**
- **Prime city centre location within easy reach of York railway station**
- **Highly regarded schools nearby – including St Peter's School and Bootham School**
- **Immediate proximity to shops, cafés, restaurants, and attractions**

Freehold



Total area: approx. 354.6 sq. metres (3817.2 sq. feet)

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