

Bishopthorpe Garth, York, York, North Yorkshire



A spectacular residential estate on the outskirts of York.

- 5 Bedroom main house with Flat
- 2 Cottages used as offices
- 2 Storey Garage & Workshop
- Gardens & Tennis Court
- About 24 acres

Guide price £2,600,000
Freehold

Savills York

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Situation

This exceptional property is available as a whole or in 5 Lots as follows:

Lot 1: House, cottage, self-contained studio apartment and 4 acres - £1,750,000

Lot 2: Garth Cottage - £250,000

Lot 3: Garth Mews - £350,000

Lot 4: Land - £150,000

Lot 5: Garage B - £100,000

In all approximately 25 acres. (tbc)

Lot 1

Bishopthorpe Garth

Commissioned by a local businessman a century ago and conceived and built by Walter Brierley in 1908, the Grade II Listed Bishopthorpe Garth stands in approximately 4 acres of Gertrude Jekyll designed gardens. Extolling a wealth of character and attention to detail, the property boasts small hand made bricks, leaded lights, oak floors and canopied fireplaces.

The property is approached through an imposing archway set between two mews cottages (currently offices), with a tarmacadam drive through lawned areas to the side of the house.

The present owner has undertaken an extensive programme of improvements and modernisation resulting in a property which now offers an exceptional standard of living accommodation. Attention to detail has been paramount, not only within the main house, but also including works to restore the garden and its ornamental fish pond and yew topiary.

Main House

Ground Floor

Entrance Lobby

Oak panelled double front doors

Reception Hall

Fireplace with copper canopy, and original Delft tile surround. Oak block floor. Staircase leading to first floor.

Cloakroom

Drawing Room

Overlooking garden and grounds. Fireplace with Minster Stone surround. Oak block floor.

Study

Fireplace with timber surround, marble slips, Delft tiles and brass canopy. Bookcases to two walls. Oak floor.

Sitting Room

French windows opening to terrace. Fireplace with original Liberty surround, tiled inserts and timber overmantle. Oak floor.

Dining Room

Overlooking the terrace with views to the eastern boundary. Stone fireplace with brass canopy. Oak floor.

Living Breakfast Kitchen

Kitchen

Hand built drawers and cupboards with display units and shelving. Granite work surfaces. Central island unit incorporating

two sink units. Integrated appliances. Two oven Aga. Part tiled polished limestone floor.

Sitting Area

Windows to three sides. Door to:

Inner Hall

Door to cottage and self contained studio apartment.

Store Room

Preparation Kitchen

Fully integrated kitchen with Kenwood 5 ring hob and oven.

Store Cupboard

First Floor

Landing

Storage cupboards.

Master Bedroom Suite

Bedroom

Overlooking the garden. Fitted wardrobes.

En Suite Shower Room

Shower cubicle with body jets, WC, bidet and twin wash basins. Travertine tiling.

Guest Bedroom Suite

Bedroom

Fireplace with tiled inserts and timber mantle.

En Suite Bathroom

Fireplace mirroring that in the bedroom. Bath, WC, wash hand basin,

Bedroom Three

Fireplace with Delft tiling under copper canopy. Built in cupboard.

Bedroom Four / Nursery

Fireplace with Delft tiling and built in wardrobe.

House Bathroom

Bath with shower over, twin wash hand basins, WC, bidet. Travertine tiling.

Inner Landing

Leading through to the secondary bedroom accommodation.

Bedroom Five / Dressing Room

Built in wardrobes and shelving.

Bedroom Six

Equipped with home cinema and trompe l'oeil wall decorations.

Return staircase with cloakroom to half landing.

Self-Contained Studio Apartment

A self-contained mezzanine apartment can be accessed from the rear hall of Bishopthorpe Garth. Comprising spectacular kitchen / sitting room area, shower room and mezzanine bedroom area. A separate staircase allows private external access.

Cottage

Self-contained cottage comprising kitchen, sitting room, bedroom and bathroom. The cottage is let subject to a protected tenancy.

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Garden and Grounds

Laid mainly to lawn, these mature gardens and grounds with topiary and fish pond incorporate an all weather fenced tennis court, mature mixed hardwood trees which form a spinney and immaculate rhododendron borders. In all totalling approximately 5 acres.

Garage

Double garage with wine store.

Lot 2

Garth Cottage

Extending to approximately 1,550 sq ft. This property is vacant and has potential to be converted to a residential dwelling, subject to the necessary planning consents being granted.

Lot 3

Garth Mews

Extending to approximately 2,185 sq ft, this property is currently let on a commercial lease running from July 2005 at an annual rent of £22,000. This property has potential to be converted to a residential dwelling, subject to the necessary planning consents being granted.

Lot 4

Land

Comprising approximately 20 acres (tbc) of pasture and parkland with independent access.

Lot 5

Garage Block

Constructed on late medieval lines, this immaculately constructed timber framed barn extends to approximately 3,500 sq ft and offers garaging, workshop space and storage facilities with a useable loft area covering two thirds of the space. The property lends itself to conversion, subject to the necessary planning consents being obtained.

General Remarks and Stipulations

Location

Located off Sim Balk Lane on the approach to Bishopthorpe Village, Bishopthorpe Garth benefits from good road transport links with the A64 and A1079.

Tenure

The property as a whole is offered for sale freehold with vacant possession subject to the protected tenancy for The Cottage and the commercial tenancies for Garth Cottage and Garth Mews. Further details are available on application.

Method of Sale

The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion

Services

All mains services are provided.

Viewing

Viewing is strictly by prior appointment through Savills York office,

telephone 01904 617800.

Fixtures And Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Council Tax

Council Tax is payable to York City Council, telephone 01904 613161.

Important Notice

Savills, their clients and any joint agents give notice that:

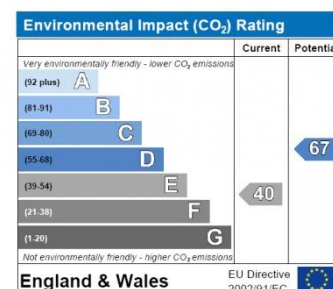
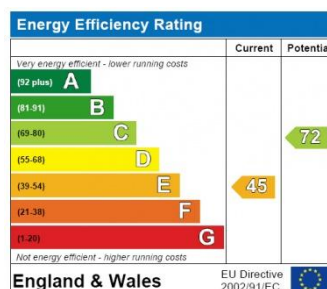
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2: Any areas, measurements or distances are approximate., The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Notes

Tenure: Freehold

Energy Performance: A copy of the full Energy Performance Certificate is available on request.



Viewing: Strictly by appointment with Savills

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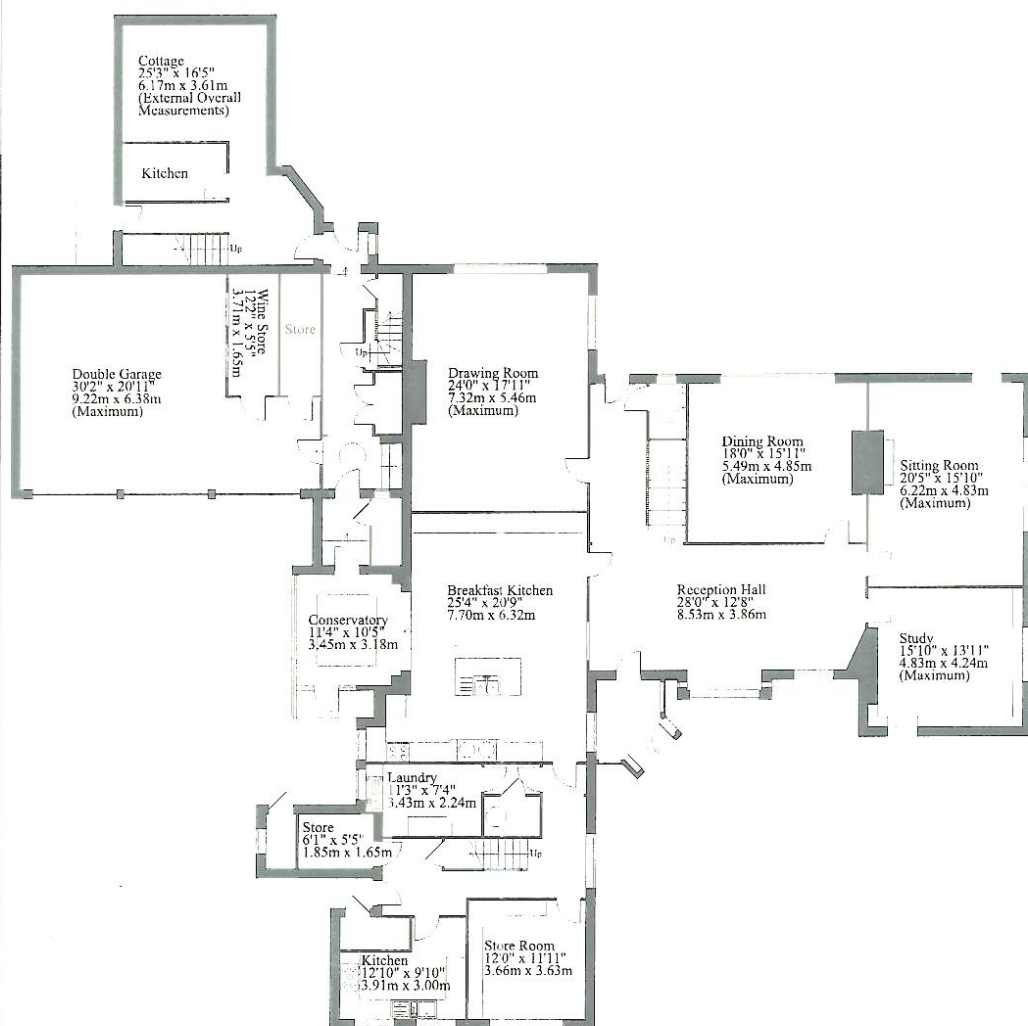
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For more information please view our legal notice at <http://www.savills.co.uk/legal.html>

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GROUND FLOOR

Bishopthorpe Garth Principal House

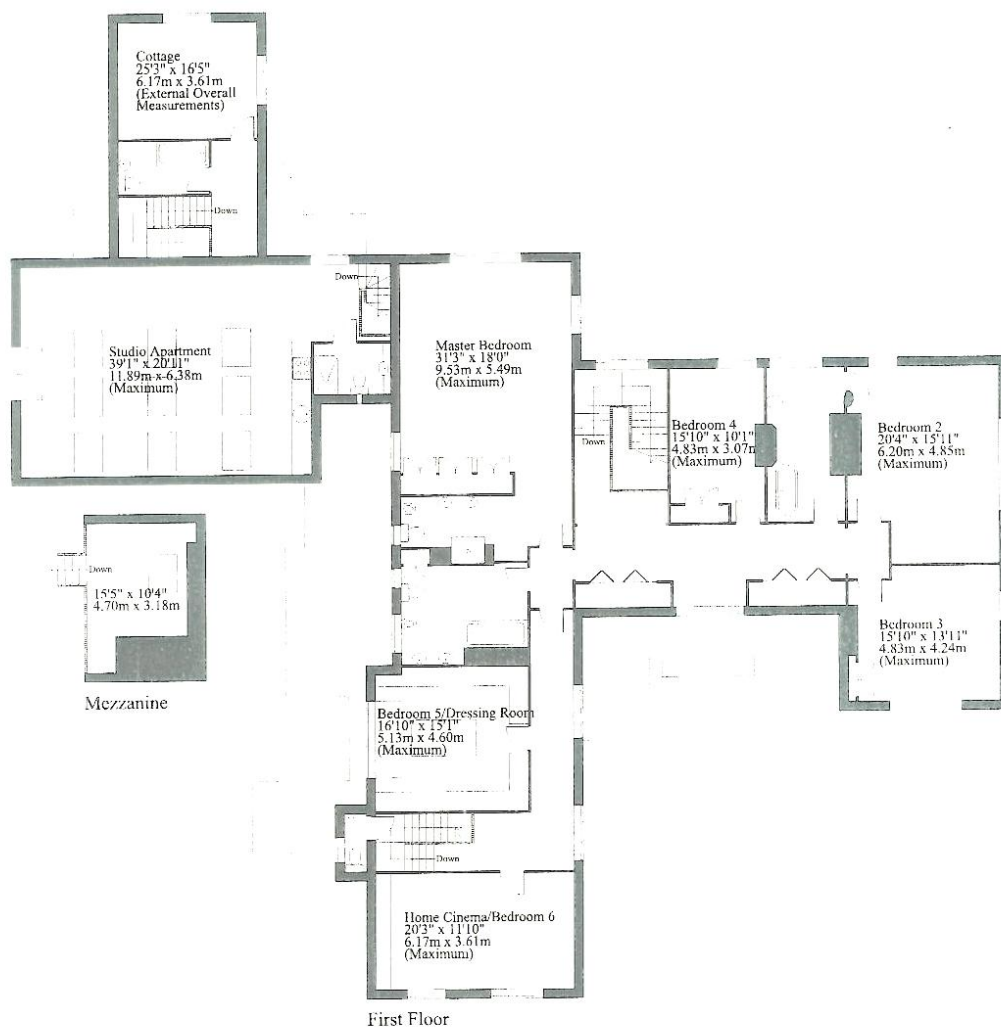


Gross internal square footage = Approx 7740 Sq Ft/719 Sq M

All measurements, walls, doors, windows, fittings and appliances, their sizes and location are shown conventionally and are approximate only and cannot be regarded as a representation either by the Seller or his Agent.

FIRST FLOOR

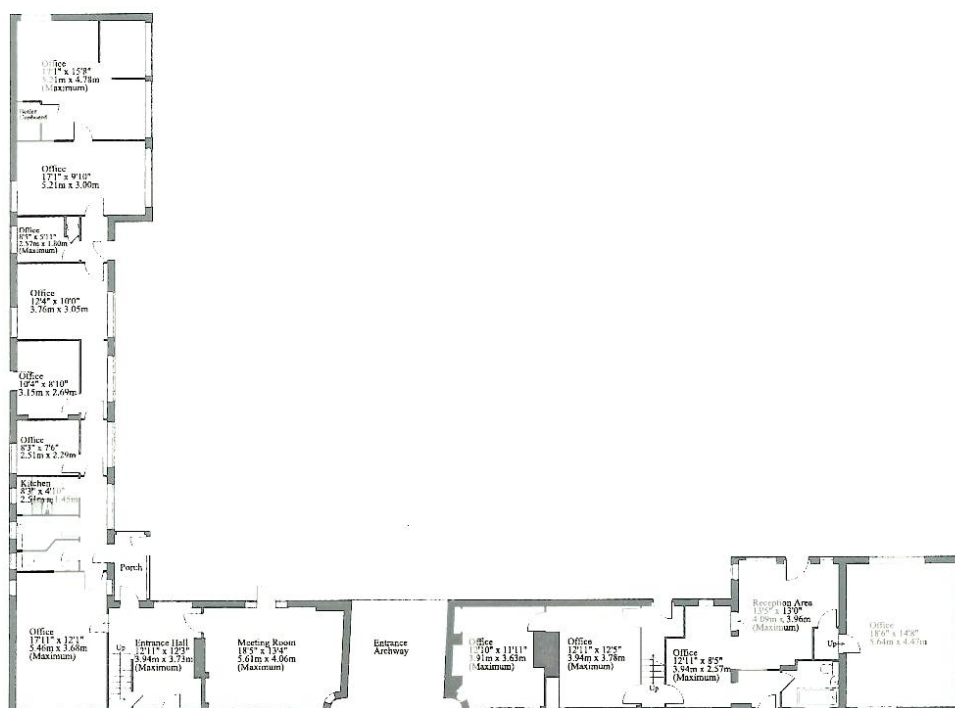
Bishopthorpe Garth Principal House



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GROUND FLOOR

Bishopthorpe Garth
Cottage & Mews
Sim Balk Lane



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