

46, Hobgate, York, YO24 4HW

Guide price £1,290,000

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PRIME RESIDENTIAL









46 Hobgate

Stunning architect designed house of signifcant size and style on a large mature plot less than 1.5 miles from the city centre.

This stunning family home is unique in design and provides an enormous amount of personality with bright and spacious living over 3 floors.

Accommodation comprises:-

Entrance hall, sitting room, garden room, kitchen/family room, sun room, 4 ensuite bedrooms - 2 with south facing balconies, 2 further bedrooms/reception rooms, study with mezzanine and balcony, spa room with hot tub.

Mature south facing garden, generous garaging and private parking. In all the plot extends to c 1/3 an acre.

DESCRIPTION

An award winning and substantial home built in 2008 to an individual design by prestigious York architects Crease Strickland Parkins. The property enjoys a commanding position amidst other sizeable attractive properties in Hobgate, one of York's most admired addresses.

Whilst unashamedly bold and dramatic in design, the property has a superbly comfortable and sociable feel and provides all that is required for modern life, with light spacious accommodation the majority of which is over 2 floors. This much favoured lateral layout takes full advantage of the stunning garden and gives a true sense of inside/outside living. There is further sizeable and versatile accommodation to the second floor which could be used as bedroom, office or as ancillary living space.
Approached through a dramatic full height reception hall with feature cantilevered staircase the whole ground floor provides a space in which to live, cook, eat and entertain with an exceptional cathedral window giving views over the most beautiful south facing gardens.
The principal bedroom is to the first floor and is of signifcant size. It features a luxurious bathroom and enjoys access to a generous south facing balcony with delightful views. A guest suite and two further double en suite bedrooms, one with a balcony, are accessed from the spacious first floor landing. A comfortable snug and a home office with mezzanine and access to a further balcony complete the first floor.

A truly remarkable family home offering both size and style in equal measure, the property was recognised with a Local Authority Building Control Excellence Award for the exceptional design, construction and craftsmanship.

Hobgate enjoys a very convenient position just over a mile West of the city railway station with many trains to London in under 2 hours. and offers easy access to the ring road and A64 for travel to Leeds and the major road networks. There are excellent local amenities in nearby Acomb and all the facilities of York are just over 1.5 miles away.

- **Significant detached house with enormous style and personality approaching 3,700 square feet**
- **Award winning architect designed property just over 1 mile from the railway station**
- **Large mature plot extending to around 1/3 of an acre**
- **Sociable and free flowing lateral layout with exceptional tall glazing systems giving a sense of inside/outside living**
- **Supremely versatile accommodation providing up to 6 bedrooms served by 4 stylish bathrooms**
- **Contemporary kitchen opening to large family room**
- **Ambient lighting, Bosch surround sound entertainment system and individually designed interiors throughout**
- **Striking full height entrance hall with dramatic cantilever staircase**
- **Secure garaging and plentiful parking**
- **Easy access to the railway station and the city with its excellent schools and with the A64 also close by.**

Freehold

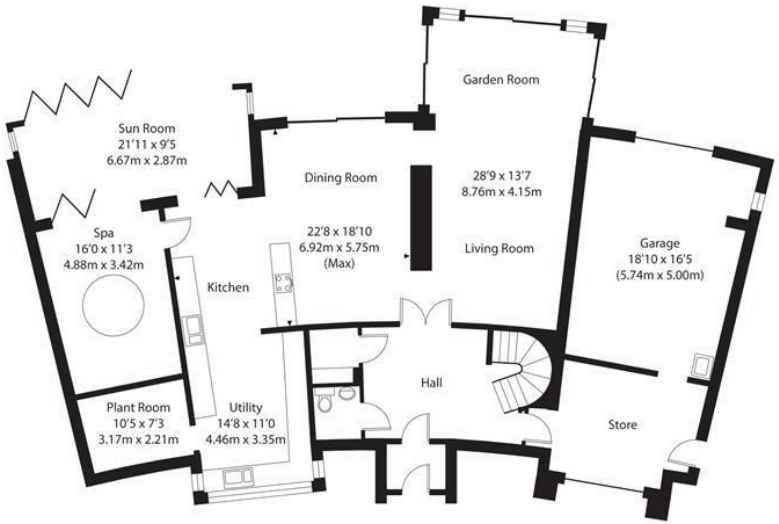






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APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 3685 Sq Ft / 342 Sq M
Garage = 438 Sq Ft / 45 Sq M
Total - 4168 Sq Ft / 387 Sq M



Ground Floor

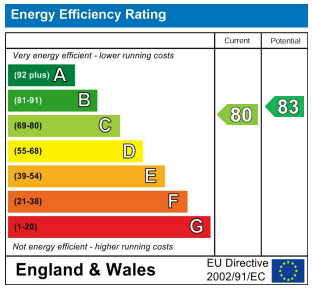


First Floor



Second Floor

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
Copied from existing plan., all measurements and fixtures including doors and windows are approximate and should be independently verified
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