



5, The Purey Cust, York, YO1 7AB

Guide price £1,600,000



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PRIME

RESIDENTIAL



5 The Purey Cust

Exquisite period home in prime location, directly adjacent to York Minster

Beautifully upgraded 4 bedroom home in York's most prestigious gated development.

Accommodation comprises:-

Private gated entrance, Entrance hall, sitting room, breakfast kitchen, family room, drawing room, primary bedroom with walk-in-wardrobe and luxury en suite, 3 further double bedrooms, family bathroom, laundry/boot room, WC, dressing room/cinema/games room

Private parking for 2 cars, lawned garden to front and courtyard garden to rear

DESCRIPTION

An exceptional opportunity to acquire a truly prestigious home in one of York's most sought-after and historic addresses. This elegant 4-bedroom family home is located in the exclusive, gated enclave of Purey Cust, directly adjacent to the iconic York Minster – a location offering unrivalled city living.

The property has been meticulously upgraded by the current owners with delightful finishing touches throughout. The kitchen is in classic heritage colours with light quartz worksurfaces and features premium integrated appliances and clever storage solutions. This sociable space flows through to a delightful family room with roof lantern and access to a private courtyard garden, ideal for al-fresco entertaining.

The versatile layout provides 4 bedrooms, 2 bathrooms, and 3 reception rooms over 4 floors and lends itself to families, busy professionals or downsizers who do not wish to compromise on space.

The primary bedroom suite benefits from a new en suite shower room, finished to the highest standard and a fitted dressing room. The additional bedrooms are generous and bathed in natural light with many offering jaw dropping Minster views.

Practical as well as attractive, the lower ground floor offers excellent laundry/boot and utility space together with a further dressing room which could also make a great cinema/games room.

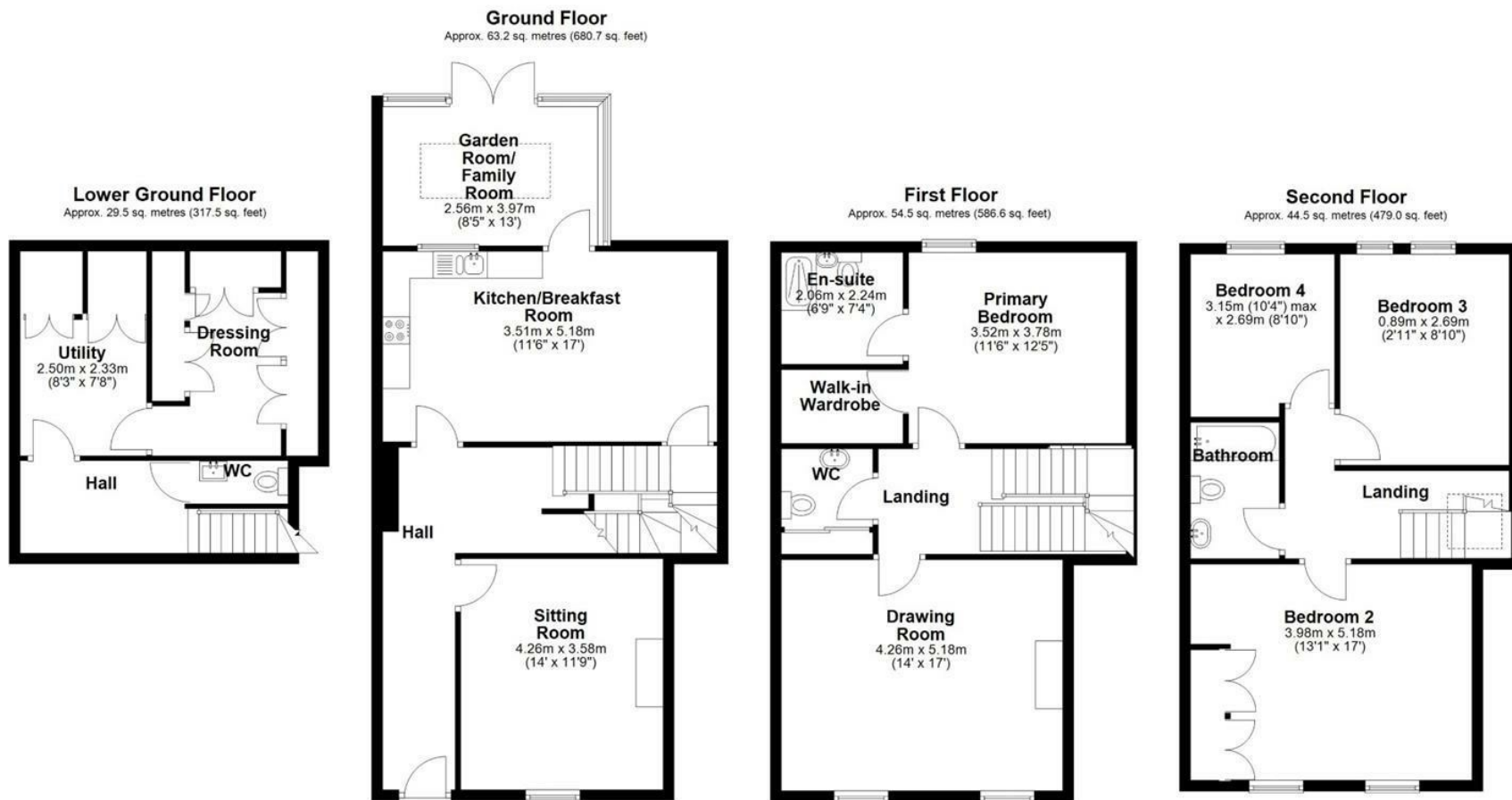
The location is absolutely second to none, with secure gated access, providing complete privacy and peace of mind. Large enough to be a very comfortable main home, it also works exceptionally well as a 'lock up and leave' for those seeking a second home or will be of interest to those wishing to secure a property in this very special location, guaranteeing a future move.

Located within the Minster Precinct, this prestigious address offers immediate proximity to York Minster, Dean's Park, and the city's medieval landmarks and is just a short stroll to The Shambles, boutique shops, galleries and theatres. Award winning restaurants including The Star Inn the City by Andrew Pern and the Michelin-starred restaurants, Roots, by Tommy Banks, and Skosh by Neil Bentinck are all within walking distance. York railway station is close by and offers fast links to London, some in 1 ¾ hours. Edinburgh, Newcastle, Leeds and other major cities are also within an easy commute. St Peter's and Bootham schools are also within easy walking distance.

- **Stunning home in York's most prestigious gated development**
- **Ideal location directly beside York Minster**
- **Immediate proximity to Dean's Park, and the city's many amenities**
- **4 generous bedrooms and 2 stylish bathrooms**
- **3 reception rooms**
- **Upgraded family kitchen in stylish heritage colours**
- **Beautifully presented throughout**
- **Private courtyard garden and 2 private parking spaces**
- **Unrivalled Minster views**
- **Easy access to York station and St Peter's/Bootham Schools**

Freehold





Total area: approx. 191.7 sq. metres (2063.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	82
EU Directive 2002/91/EC		