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ESTABLISHED 1992



THE BISHOP AND THE BISON • 127 CLIFTON • CLIFTON • YORK







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OnTheMarket.com PRS Property Redress Scheme

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THE BISHOP AND THE BISON

127 Clifton, Clifton, York YO30 6BL

City centre just under 1 mile • railway station just over 1 mile • ring road/A1237 1½ miles • Harrogate 21 miles

Stylish boutique hotel within a handsome period townhouse with private parking and courtyard garden

Entrance vestibule • entrance and reception hall • cloakroom/wc • dining room • sitting room • living room • galley kitchen

Principal bedroom suite with dressing room and bathroom • 8 further bedrooms with en suite bathrooms

Private inner courtyard • gravelled parking space for 3 cars

For Sale Freehold

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No. 127 Clifton was built in 1875 by prolific York architects J B & W Atkinson and, in recent years has been renovated to an exacting standard, sensitively acknowledging the building's original features and incorporating contemporary design within its interiors. Branded as ‘The Bishop & The Bison’, this independent boutique hotel currently offers AA 5-Star bed and breakfast accommodation for up to sixteen guests along with private parking. It benefits from a superior trading position being adjacent to Clifton Green and within walking distance of York city centre and the railway station.

The layout lends itself to residential use, having been constructed as a high-quality dwelling for a prosperous family. Planning permission exists to return the property to residential use.

- Period end of terrace townhouse, not listed
- On the edge of Clifton Green and less than a mile from the city walls
- Substantial 3794 sq ft property arranged over 4 floors plus basement storage
- 8 en suite bedrooms for guests plus living & dining areas
- Owners’ private accommodation including a bedroom suite on the third floor
- Superb top floor bedroom suite with dressing room and large bathroom
- Stylishly appointed with high spec fixtures and fittings
- 3 designated parking spaces at the rear (potential to rent garages on the shared drive by separate arrangement)
- 15 minutes’ walk from the historic walled city
- Annual turnover and occupancy rates available to discuss upon request







The entire property has been renovated and upgraded since 2020 including new Acacia hardwood double glazed windows, high specification en suite bathrooms and wallpapers by Cole & Son, Osborne & Little and Morris & Co. Some fine original features have been retained including the staircase with mahogany handrail and turned balusters, plasterwork such as ceiling rose, cornicing, skirtings, original cupboards, panelled doors and fireplace surrounds.

The reception area in the hall leads to the large and elegant dining room that services the guests, faces south and gives access to the inner courtyard garden. It features wooden louvre shutters, mellow floorboards, fitted cupboards, a handsome marble fireplace (aesthetic only) and French doors. A galley kitchen with contemporary fitted units and a range cooker faces the courtyard and connects the public areas to the owner's private living quarters. These private quarters comprise a generous living room, a well-proportioned space with a hardwood floor, skylights and windows with louvre shutters on the south and east elevations. Under the current arrangement, the owners have also retained the top floor bedroom suite for their own use.

The first floor sitting room is an impressive room with period detailing, a bay window and traditional marble fireplace housing a gas fire. The double bedrooms are arranged over the first, second and third floors, each one stylishly and individually appointed with an en suite shower room. The principal bedroom suite extends over the top floor and rises into the generous roof space, with skylights. It includes a bespoke and fully fitted dressing room and a skilfully designed bathroom with four-piece suite including a freestanding bath and walk-in shower. There is a large laundry cupboard on the landing and the basement has a series of storage rooms, ideal for wine. These lower ground floor rooms come with a good head-height, a fitted sump pump, a single window, power and lighting.

Outside

The house is set behind ornate wrought iron railings on a low brick wall and a garden gate that gives access to the front door. The paved forecourt is beautifully planted with well-established shrubs.

There is a walled inner courtyard garden that faces south, is paved, and has an espalier fruit tree along with colourful borders. It is accessed from the dining room as well as the private living quarters and provides a sheltered space for guests to enjoy.

A shared drive on the western side of the property sweeps around to the rear and gives access to a private gravelled area, currently arranged as parking space for three cars. This versatile space could easily be adapted to become an enclosed garden, if preferred.

Environs

Clifton Village is a broad, tree-lined area outside the city walls in one of York's most prestigious areas well known for its genteel Georgian and Victorian townhouses. It forms part of the larger Clifton Conservation Area and connects to the Georgian thoroughfare of Bootham that passes through the medieval gateway of Bootham Bar to the historic city centre. Steeped in Roman, Viking and Saxon history, York is one of the UK's most visited cities, built on the banks of the river Ouse. The vibrant city centre offers a diverse variety of cafés, shops, restaurants and many historic and cultural venues.

A short stroll away from 127 Clifton is Homestead Park, and nearby are cycle lanes and footpaths that provide popular routes along the river Ouse to the city centre and Rawcliffe Country Park. Clifton Village lies at the right side of the city for easy vehicular access to York bypass/A1237 connecting to the A64 for travel across the wider region.







Tenure: Freehold

EPC Rating: C

Services & Systems: All mains services. Gas central heating. 3 boilers servicing 4 floors. Superfast broadband with nodes fitted to each floor of the property.

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.

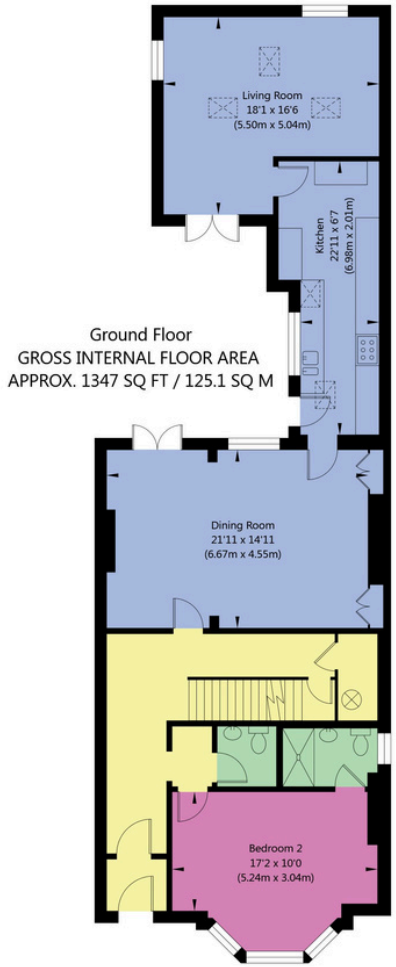
Viewing: Strictly by appointment

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.

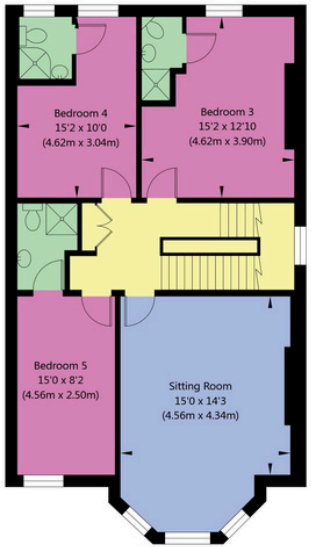
Local Authority: City of York Council www.york.gov.uk

Directions: Heading out of York city centre on Bootham/Clifton/A19, the property is the far end of terrace on the left hand side just beyond the junction. What3words ///plan.desire.stream

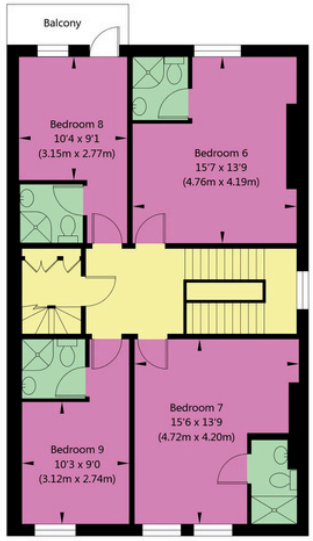
127 Clifton, York, YO30 6BL



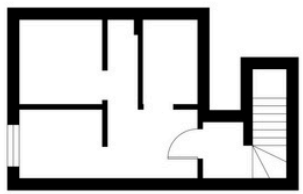
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1347 SQ FT / 125.1 SQ M



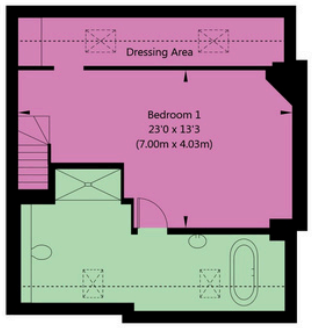
First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 928 SQ FT / 86.23 SQ M



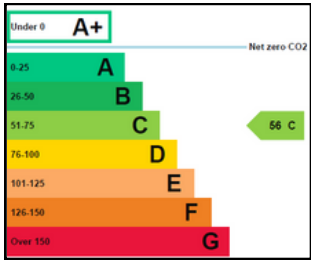
Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 905 SQ FT / 84.06 SQ M



Basement
GROSS INTERNAL FLOOR AREA
APPROX. 246 SQ FT / 22.87 SQ M



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 548 SQ FT / 50.9 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3974 SQ FT / 369.16 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co no its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters musts be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Particulars: 2022,2023 & 2024, particulars September 2024







City | Country | Coast