



Penthouse, 8 Beverley House, Beverley Court, Shipton Road, York

£625,000

Stephensons
land & new homes

stephensons4property.co.uk

S

Beverley Court, York YO30 5AD

Est. 1871

£625,000

An elegant top floor two bedroom, two bathroom, penthouse apartment, sympathetically converted within this iconic dwelling, forming part of the brand new Beverley court being found along this popular leafy suburban street, close to York city centre and Homestead Park.

A quite exceptional three-bedroom, second-floor penthouse within the original Beverley House, combining the character of a grand Victorian villa with a beautifully considered contemporary specification. Extending to approximately 1,259 sq ft, with an impressive open-plan living space, two bathrooms, a separate utility room, lift access and allocated parking, the apartment offers a refined style of city living in a leafy setting alongside Homestead Park and within easy reach of Clifton Green.

Standing proudly at the heart of Beverley Court, Beverley House forms the historic centrepiece of this prestigious development. Built in the late 19th century, the handsome Victorian villa was originally the family home of the general manager of the Rowntree's factory and subsequently accommodated the offices of the Joseph Rowntree Trust and the Local Government Ombudsman.

Today, the building has been sensitively restored and transformed into a collection of individual homes, retaining the architectural presence and character of the original villa while introducing the comfort and quality expected of modern luxury living.

Occupying the second floor, the apartment is approached through the impressive communal areas of Beverley House, with access provided by both staircase and lift. Inside, a central entrance hall connects the principal accommodation, creating a practical layout with a natural separation between the living space and bedrooms. Camaro Naked Blonde Oak flooring laid in an elegant herringbone pattern, traditional-style joinery, antique bronze door furniture and satin brass switches and sockets establish the carefully considered finish. A video entry system provides further convenience.

Set within the upper floor of the original house, the apartment has a distinctive architectural character, with sloping ceilings, dormer recesses and varied window arrangements lending individuality to the rooms.

At the heart of the home is the impressive open-plan kitchen, living and dining room. This substantial space runs along one side of the apartment, providing ample room for comfortable seating and a generous dining table, with the kitchen thoughtfully positioned at the opposite end. Windows on two elevations bring natural light into the room, while a deep dormer recess adds further character to the living area.



The kitchen has been beautifully specified, with Sheraton shaker-style cabinetry finished in a sophisticated limestone tone and complemented by antique brass handles. Vienna Gold quartz worktops and matching upstands introduce an elegant finish, while a central island provides additional preparation space and a sociable focal point.

A comprehensive collection of integrated appliances includes NEFF cooking appliances, together with a Bosch fridge freezer and dishwasher. A gunmetal undermount sink and coordinating 4-in-1 hot water tap complete a kitchen that is both luxurious and practical.

The principal bedroom is a generously proportioned retreat, with its dormer window recess and sloping ceiling give the room an individual charm, with ample space for bedroom furniture.

An adjoining en-suite shower room adds comfort and privacy, with Villeroy & Boch sanitaryware, a stylish vanity unit, Hansgrohe chrome fittings and a glazed shower enclosure. Stone-coloured ceramic tiling, a heated chrome towel rail, underfloor heating and discreet motion-sensor night lighting create a refined finish.

Two further bedrooms make this an especially versatile home. The second bedroom is positioned off the entrance hall and benefits from a rooflight. The third bedroom enjoys its own dormer window recess. Together, these rooms provide comfortable accommodation for family or guests, with the flexibility to incorporate a dedicated home office or hobby room.

The spacious house bathroom is fitted with both a bath and a separate shower enclosure, serving the two additional bedrooms and visiting guests. Villeroy & Boch sanitaryware, Hansgrohe fittings and elegant stone-toned ceramic tiling continue the quality found throughout the apartment, while underfloor heating adds everyday comfort.

Practicality has been incorporated just as thoughtfully as style. A separate utility room, accessed from the hall, provides space and plumbing for laundry appliances, keeping everyday necessities away from the main living area. An additional hall store offers useful storage.

Throughout the apartment, traditional internal doors, frames and skirtings complement the Victorian origins of Beverley House, while Hampstead Thea door furniture in an antique bronze finish and satin brass electrical fittings introduce subtle contemporary detail. A considered combination of pendant lighting and LED downlights completes the interior, alongside modern heating, video entry and superfast broadband.

Externally, the apartment benefits from an allocated parking space and access to the attractive landscaped communal gardens surrounding Beverley Court, providing a pleasant outdoor setting within this landmark development.

The location is one of the apartment's greatest attractions. Beverley Court occupies a superb position on Shipton Road, alongside Homestead Park and close to Clifton Green, combining a leafy environment with excellent convenience. York city centre lies approximately one mile away, placing its renowned restaurants, independent shops, cultural attractions and railway connections within easy reach.

Imagery Disclaimer:

Please note that some photographs may have been digitally enhanced using CGI and AI-generated furniture to assist with visualisation. These images are for marketing purposes only and may not reflect the property's exact appearance, contents or condition at the time of viewing.

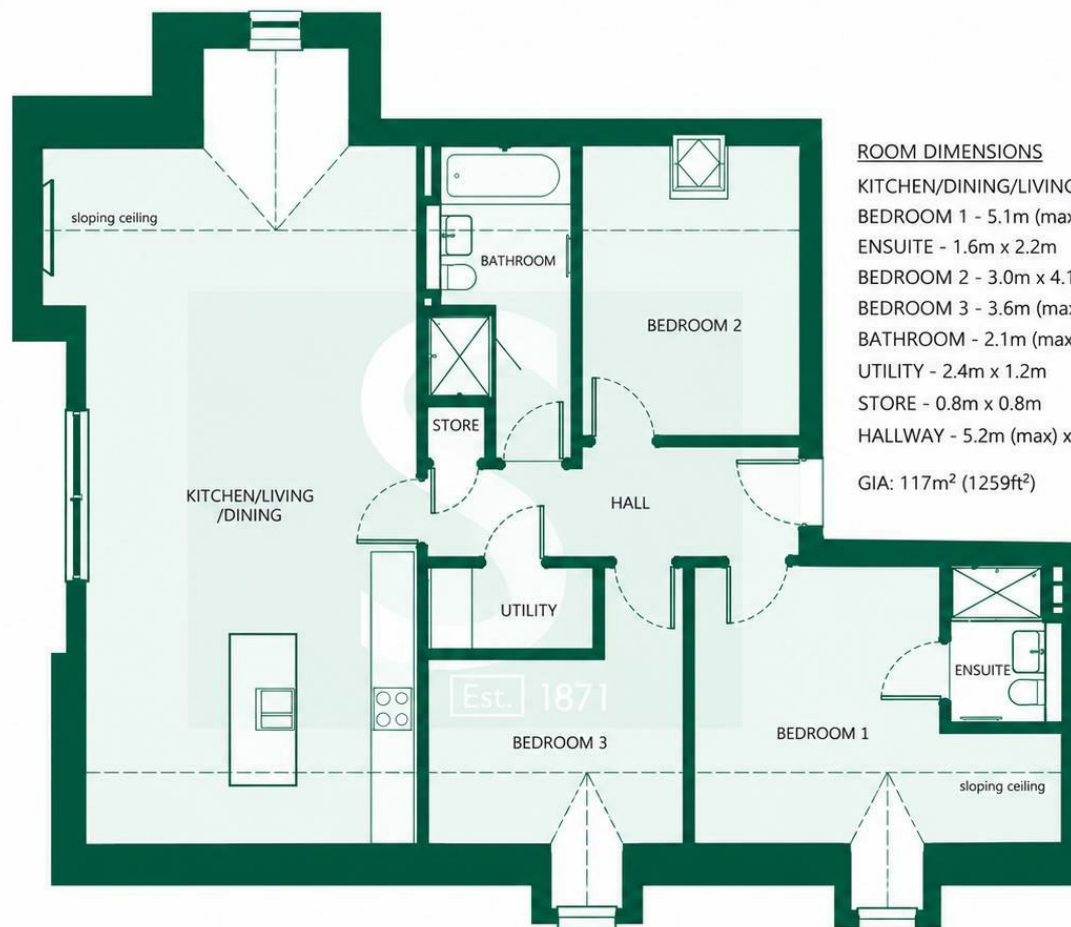
Partners:

J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900



ROOM DIMENSIONS

KITCHEN/DINING/LIVING - 5.1m (max) x 11.2m (max)
 BEDROOM 1 - 5.1m (max) x 5.2m (max)
 ENSUITE - 1.6m x 2.2m
 BEDROOM 2 - 3.0m x 4.1m
 BEDROOM 3 - 3.6m (max) x 5.2m (max)
 BATHROOM - 2.1m (max) x 4.4m (max)
 UTILITY - 2.4m x 1.2m
 STORE - 0.8m x 0.8m
 HALLWAY - 5.2m (max) x 1.6m (max)
 GIA: 117m² (1259ft²)

GROSS INTERNAL FLOOR AREA
 APPROX. 1259 SQ FT / 117 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY.

All measurements and fixtures including doors and windows are approximate and should be independently verified.