



ALMA HOUSE, 15 ALMA TERRACE, YORK

Carter Jonas

ALMA HOUSE, 15 ALMA TERRACE, YORK, YO10 4DQ

Alma House, a 19th century former Victorian police station, superbly revived and transformed for luxurious modern-day lifestyles. The property as it stands today is the result of an extensive renovation and redesign project, expertly overseen from start to finish. Whilst its distinctive façade remains, the internal structure has been completely rebuilt to current standards, sensitively acknowledging the building's original features and incorporating contemporary design.

With innovation at its heart, the property boasts smart technology and convenience; Nu-heat underfloor heating and Cat6 cabling throughout, Loxone home automation system, MHRV ducting, a commercial grade hot water system, double-glazed timber sash windows with Resstende electric blinds and curtains, and electric Velux roof-lights.

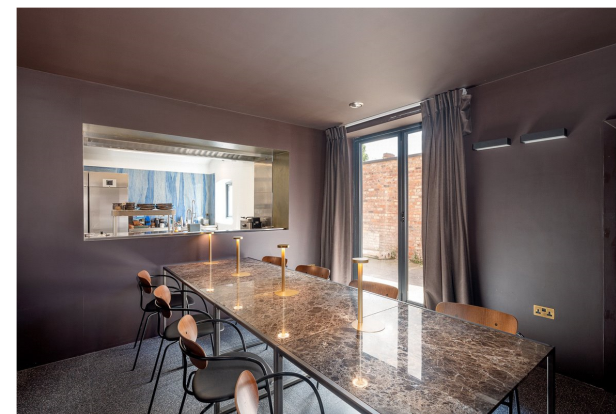
Every room exudes style and sophistication. An unmatched eye for detail, great care and attention has been paid in selecting individual fixtures, fittings and floorings, with no expense spared. All of exceptional quality, many have been sourced from high-end Italian designers: Listone Giordano wooden floors, Graniti Fiandre marble and hard floorings, Davide Groppi light fittings, Antonio Lupi and Ex.t, bathrooms with Aquaelite SPA systems, and an Abimis commercial grade kitchen. Unique artwork is displayed throughout, blending with thoughtfully positioned lighting and carefully chosen colour palettes.

Approaching 4000 square feet, the accommodation is generously sized with elegantly proportioned rooms. The layout lends itself to a variety of residential and/or commercial opportunities; first designed as a successful private-house hotel with 3 luxurious suites, and specialist culinary and wine experiences, but equally easily reverted to a substantial 5-bedroom family home. The ground floor offers a potential annex with separate external access, providing options for multi-generational living, home-office space, or an income stream via AirB&B. Externally, there is a south-facing walled courtyard area to the rear, driveway parking for 2-3 vehicles and an electric car charging point.

Additionally, there is a detached 2 bedroom coach house (1A Carey Street) which can be purchased by separate negotiation.

Alma Terrace is located in the Fulford area of York, with riverside walks into the city centre and via the Millennium Bridge to Rowntree Park and Bishopthorpe Road. Fulford itself benefits from a wide range of local amenities and lies within the catchment area of Fulford School, rated outstanding by Ofsted. It also offers easy access to the railway station, and to the A64 and wider road network for travel further afield.

LUXURY LIVING WITHIN A DISTINGUISHED PERIOD HOUSE, SITUATED A RIVERSIDE STROLL FROM YORK CITY CENTRE AND BENEFITTING FROM OFF-STREET PARKING.







Alma Terrace
 Approximate Gross Internal Floor Area = 349.7 sq m / 3763 sq ft
 Ground Floor Area = 198.6 sq m / 2137 sq ft
 First Floor Area = 151.1 sq m / 1626 sq ft

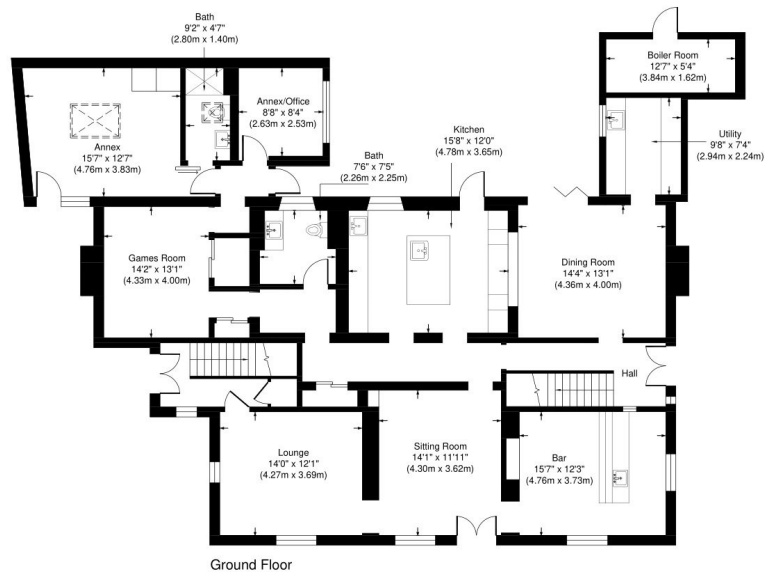


Illustration for identification purposes only, measurements are approximate, not to scale.

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