



ALMA HOUSE & 1A CAREY STREET, ALMA TERRACE, YORK
£2,000,000

Carter Jonas

ALMA TERRACE, YORK, YO10 4DQ

Alma House is a unique offering, featuring two distinct properties within one plot.

The main house is a beautifully restored 19th-century former Victorian police station, now transformed into a luxurious modern home. This property has undergone an extensive renovation, expertly blending its historic charm with contemporary design. While the distinctive façade remains, the interior has been completely rebuilt to meet current standards, featuring smart technology, underfloor heating, and a home automation system. The property also includes double-glazed timber sash windows with electric blinds and Velux roof-lights.

Every room in the main house exudes style and sophistication, with no expense spared in selecting individual fixtures, fittings, and floorings. High-end Italian designers have contributed to the home's unique aesthetic, with exquisite wooden floors, marble surfaces, designer light fittings, and luxurious bathroom fixtures. The commercial-grade kitchen is a chef's dream, while the spa-like bathrooms offer a touch of indulgence.

The main house offers nearly 4000 square feet of generously sized accommodation, with elegantly proportioned rooms that lend themselves to a variety of residential or commercial opportunities. Originally designed as a private-house hotel with three luxurious suites, the property can easily be reverted to a substantial five-bedroom family home. The ground floor includes a potential annex with separate external access, providing options for multi-generational living, home-office space, or an income stream via Airbnb. Externally, the property boasts a south-facing walled courtyard, driveway parking for 2-3 vehicles, and an electric car charging point.

In addition to the main house, there is a second property within the plot, offering even more versatility. This fantastic addition features a light-filled living kitchen area, a mezzanine sleeping space, its own office, and a private courtyard. Located in the Fulford area of York, Alma House benefits from a wide range of local amenities, excellent school catchment, and easy access to the city centre and transport links. The riverside walks into the city centre and the proximity to the Millennium Bridge, Rowntree Park, and Bishopthorpe Road add to the appeal of this exceptional property.

TENURE Freehold **LOCAL AUTHORITY** York **EPC BAND** C

ALMA HOUSE IS A UNIQUE OFFERING, FEATURING TWO DISTINCT PROPERTIES WITHIN ONE PLOT.





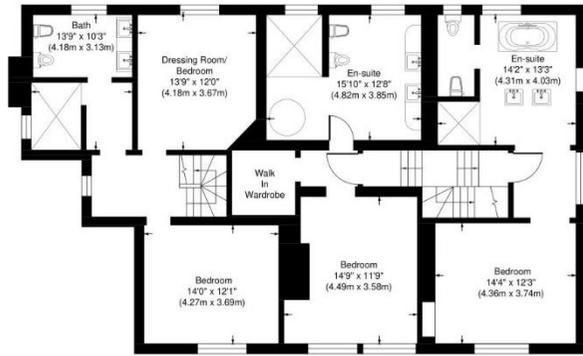


Alma Terrace

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



Ground Floor

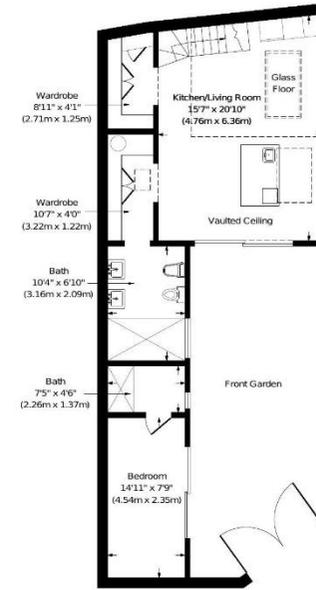


First Floor

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

1a Carey Street

Approximate Gross Internal Floor Area = 73 sq m / 782.4 sq ft
 Ground Floor Area = 59.3 sq m / 635 sq ft
 First Floor Area = 13.7 sq m / 147.4 sq ft

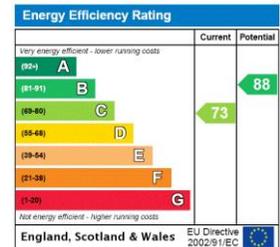


Ground Floor



First Floor

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