HOLLY LODGE AND HOLLY COTTAGE, FULFORD ROAD

£1,295,000

Carter Jonas

HOLLY LODGE AND HOLLY COTTAGE, FULFORD ROAD, YORK, YO10 4DD

TWO CHARMING PERIOD HOMES ON ONE PRIME FULFORD PLOT—FULL OF HISTORY, CHARACTER, AND ENDLESS POTENTIAL.

An exciting opportunity to acquire not one but two charming period homes in the highly desirable area of Fulford, York. This offering includes Holly Lodge, a handsome seven-bedroom Victorian guest house, and Holly Cottage, a delightful three-bedroom residence. Together they offer nearly 200 years of history, character, and exceptional potential. Lovingly maintained by the current owner, Holly Lodge has operated successfully as a guest house for the past 30 years.

The properties sit on a generous corner plot, with south-east facing walled gardens, off-street parking, and double garage. Holly Lodge features spacious reception rooms and seven en-suite bedrooms, while Holly Cottage offers flexible living with a bright sitting room, garden room, and three bedrooms. Whether you're seeking a substantial family home, multi-generational living, boutique hospitality, or investment potential (subject to consents), the possibilities here are extensive.

Located just moments from York city centre, the properties benefit from excellent local amenities, regular transport links, and close proximity to the University of York. Families will appreciate access to highly regarded schools, while commuters enjoy quick routes to the A64 and direct trains to London from York station in under two hours.

This is a rare opportunity to own a significant slice of York's Victorian heritage, offering character, space, and versatility in one of the city's most sought-after neighbourhoods. Early viewing is highly recommended to appreciate everything this unique property has to offer.

TENURE Freehold

LOCAL AUTHORITY City of York Council

EPC BAND To be confirmed

Material Information:
Heating - gas central heating
Drainage - public sewer
Water - mains
Broadband:
Holly Lodge - fibre
Holly Cottage - TBC
Parking - off road parking and double garage
EV charging - no

Classification L2 - Business Data

Holly Lodge

Approximate Gross Internal Area = 281.1 sq m / 3036 sq ft

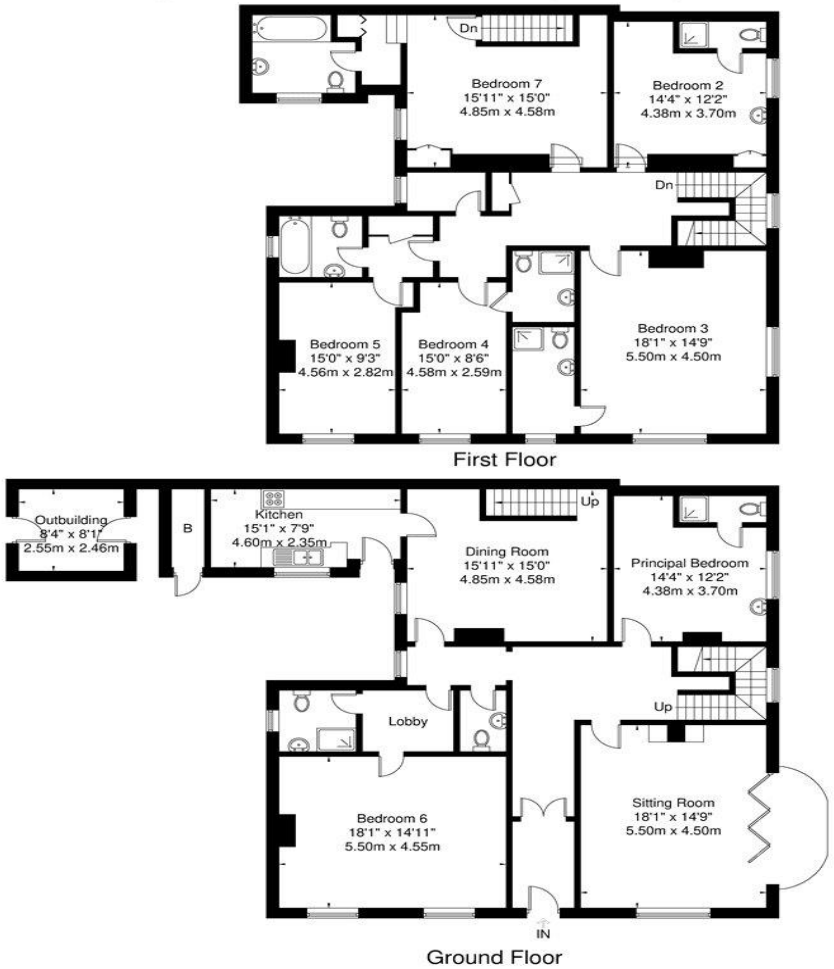

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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IMPORTANT INFORMATION

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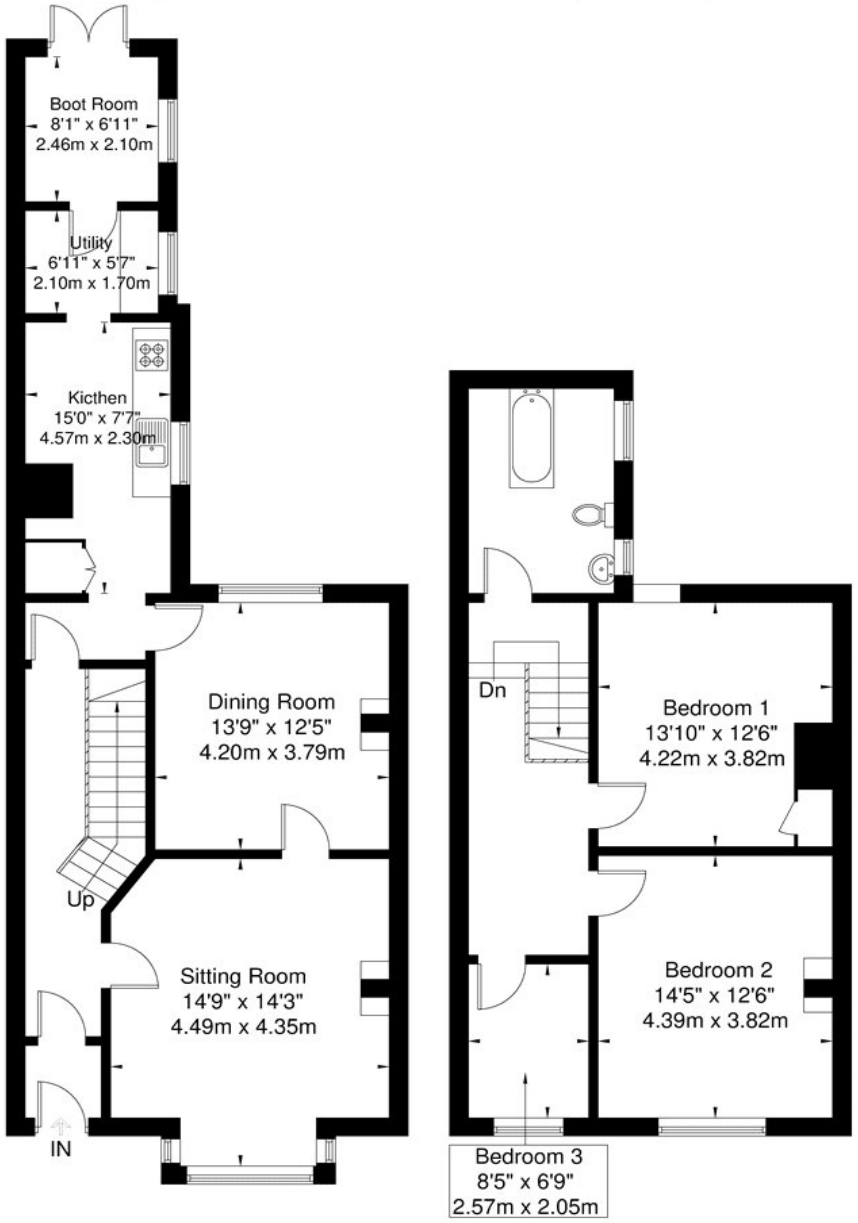
Holly Cottage

Approximate Gross Internal Area = 129.9 sq m / 1398 sq ft



Ground Floor First Floor

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