



Old Road, Cawood, YO8 3SP

In Excess of £400,000



## Old Road

Cawood, Selby

- Captivating 3/4 Bedroom and 3 Reception Room Historic Town House in this sought after village of Cawood
- East Facing Cottage Style Garden
- 151 Sq M / 1625 Sq. Ft.
- Mains Electricity, Oil Central Heating with tank in neighbours garden
- Mains Water Supply. Mains Drains.
- Broadband: FTTC. Mobile: 4G
- The main house is a brick built construction built in 1841, with a 2007 extension. Wooden Sash and Yorkshire Sliding Sash windows.
- FREEHOLD property in Cawood Conservation Area. Grade II Listed Outbuilding & Sitting Room dating back to 1600s.
- EPC Rating 'F'
- Council Tax Band 'D'



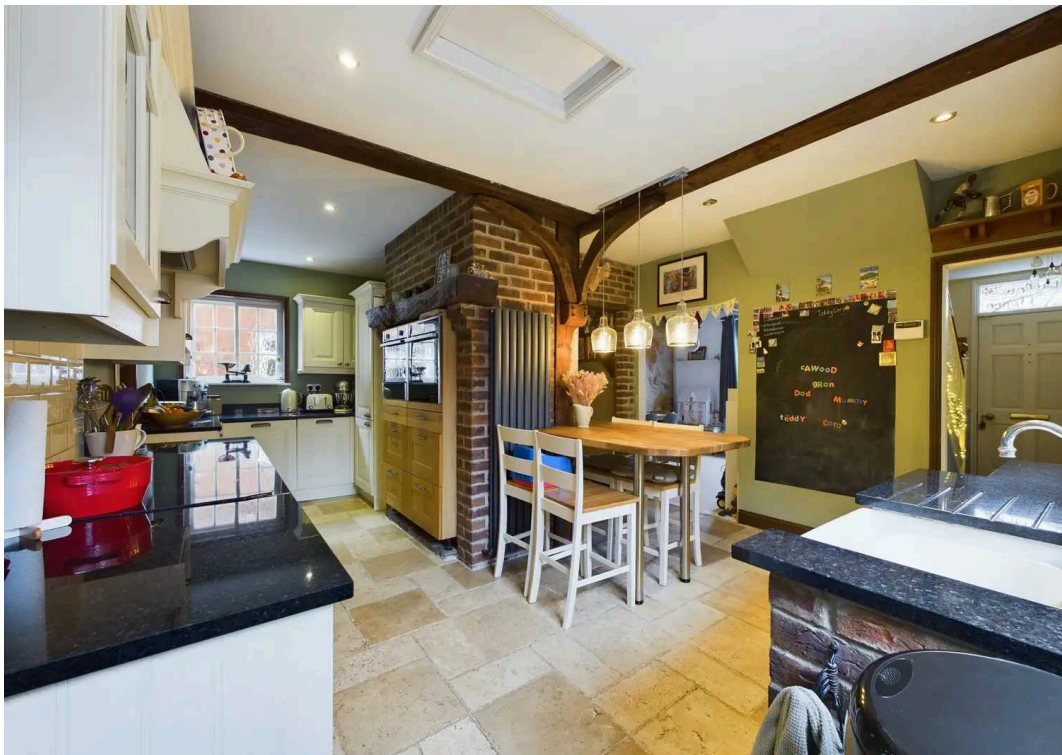
Welcome to the exceptional Willow House, steeped in history, located on Old Road in Cawood. This charming property boasts a cottage-style garden, outbuilding, and captivating period features that will transport you back in time. With its distinctive architecture, this home is sure to capture the hearts of those who appreciate traditional charm.

Upon entering the main house, you'll be greeted by the warm embrace of a brick-built construction dating back to 1841. The stunning 2007 extension seamlessly blends a modern touch with the home's historic character, creating a harmonious living space. The presence of wooden sash and Yorkshire sliding sash windows enhances the traditional ambiance throughout.

Spread across two floors, this delightful residence offers three upstairs bedrooms, providing ample space for a growing family. The bedrooms are thoughtfully designed to offer comfort, privacy, and versatility. Wake up to natural sunlight streaming through the east-facing windows as you start your day on the right note.

The main bathroom is equipped with all the necessary amenities for a relaxed and functional living experience. A bath, separate shower, toilet, and hand basin expertly cater to your everyday needs.

What sets this property apart is its remarkable Grade II Listed outbuilding and current sitting room dating back to the 1600s. The outbuilding has access to the attic space above the adjacent sitting room via a loft ladder. Providing flexible accommodation, the sitting room is also sometimes used as a ground floor bedroom by the current owners and these authentic structures provide an exciting opportunity for creative minds. With a little imagination, they could be transformed into anything from an artist's studio to a private retreat, allowing you to make the most of this unique space. There is also the potential (with appropriate planning permission) to create an annex and incorporate the outbuilding into accommodation for working from home with a separate entrance.







The charming cottage-style garden is an oasis of tranquility, inviting you to spend delightful moments in the fresh air. Take pleasure in the natural beauty surrounding you as you sip your morning coffee or host intimate gatherings. The east-facing aspect ensures regular sun exposure, perfect for cultivating your green thumb and creating a stunning outdoor escape.

Key utilities are well taken care of in this property. Mains Electricity, drains and water supply provide convenience and reliability to your everyday life. The oil fired central heating system keeps you toasty during colder months and the oil tank is situated in the neighbor's garden.

For those who require constant connectivity, rest assured that broadband services and 4G mobile networks are available in the area, keeping you connected to the digital world.

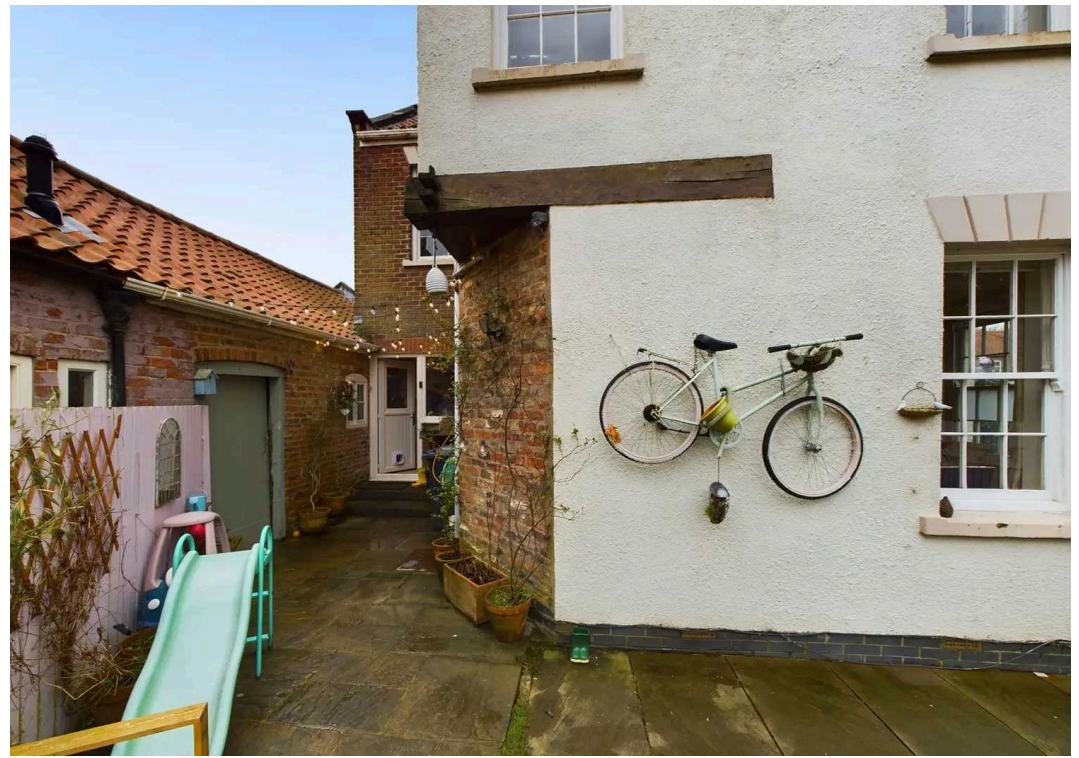
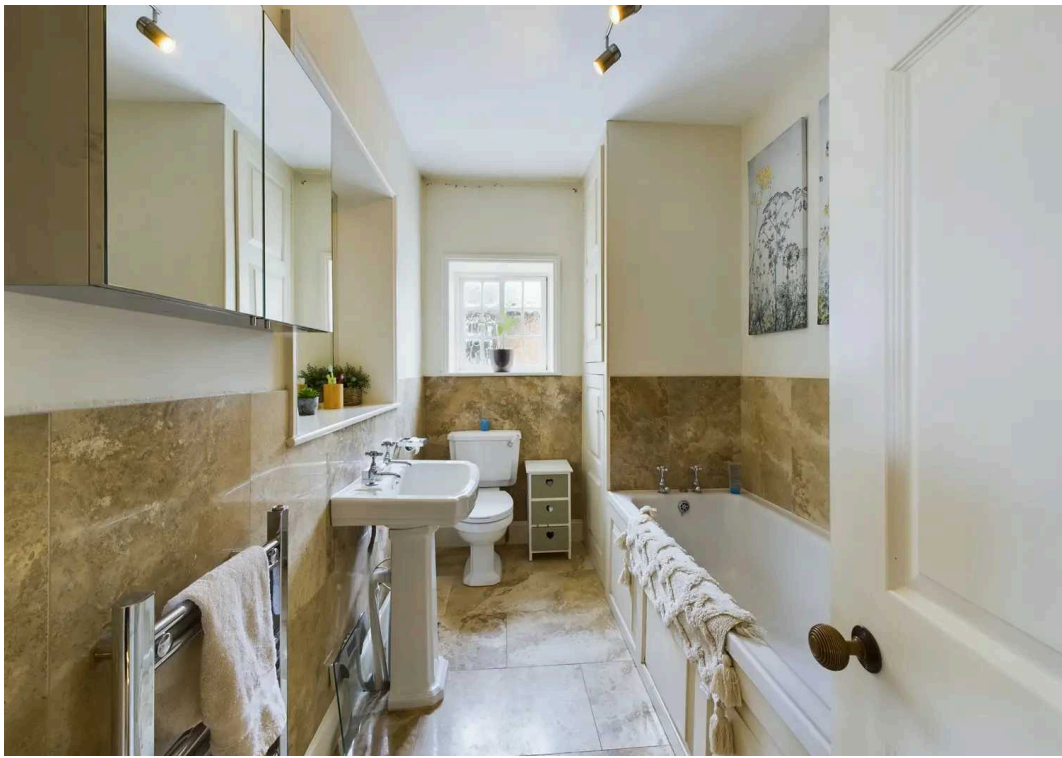
The property is offered Freehold with an EPC 'F'. The council tax band is 'D', reflecting its prime location within Selby's Cawood Conservation Area. This ensures your home's historic surroundings are protected, preserving its charm for generations to come.

Don't miss the opportunity to own this exceptional 3/4 bedroom house with a captivating history. Contact us today to arrange a viewing and start your journey towards a unique and charming home in Selby's Old Road.

***Important Notes:***

- The Mains water tap and the Electric consumer board are situated in the outbuilding.
- The Central Heating Boiler is situated in the inner hall.
- The Oil tank is situated in the neighbours garden.
- The Property lies within the Cawood Conservation Area.
- The main house is of brick built construction built in 1841, with a (circa.) 1990's extension. The outbuilding and Sitting Room/Ground Floor Bedroom 4 date back to approx.1600s.
- Wooden Sash and Yorkshire Sliding Sash windows.

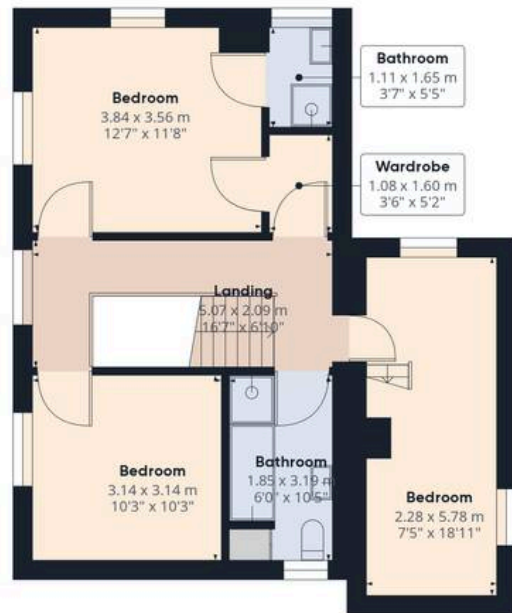








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

143.18 m<sup>2</sup>

1541.15 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**JP Harll**

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