



Holly Tree Cottage  
Cawood, Selby North Yorkshire, YO8 3TU





# Holly Tree Cottage, Cawood, Selby North Yorkshire, YO8 3TU

York 9 miles, Selby 5 miles, A1 (M) 8 miles  
(All distances are approximate)

**A substantial house extending to circa 2696 square feet, partly refurbished/extended and requiring complete renovation and modernisation. The house sits in approximately 1 acre of land and has an adjacent paddock extending to 5.60 acres (est).**

**For Sale by Private Treaty**

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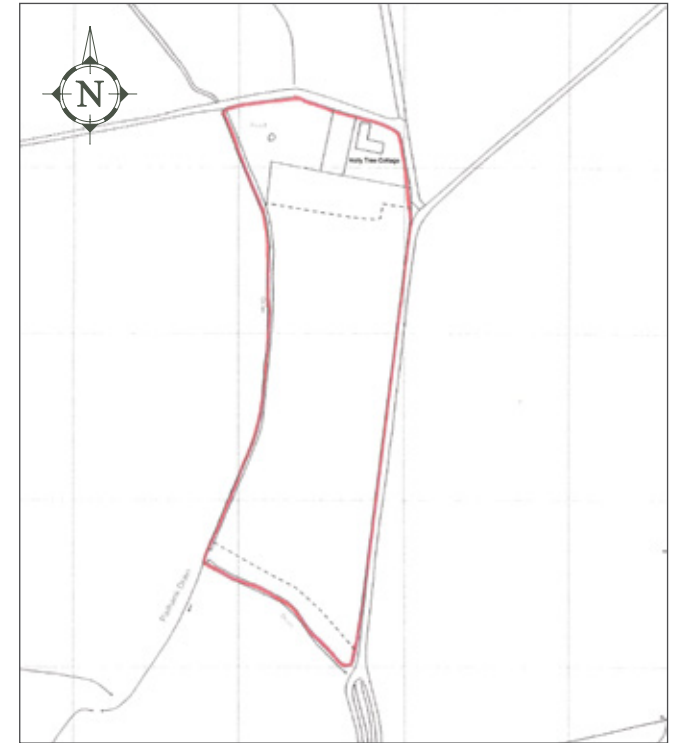
## Situation & Description

The property lies on the edge of the village of Cawood, which is situated approximately 6 miles South East of Tadcaster, and 5 miles North East of Selby.

The property comprises a detached house which previously underwent an extension programme circa 1971, that was never completed. The property which has gardens of approximately 1 acre, now requires a full build programme thereby offering the purchaser to create a substantial family home in a lovely peaceful rural setting. In addition there is an adjacent paddock, extending to 5.60 acres, making it ideal for those with equestrian or livestock interests.

Selby and Tadcaster have plentiful amenities with good schooling, shopping and recreational facilities, with more extensive facilities available in the historic City of York. For travel further afield, there are local railway services, and York's mainline railway station and the A1(M) are within 9 miles.





## Accommodation

The house comprises a two storey detached property of part brick and part breeze block construction under a red pantile roof with accommodation as follows:

### GROUND FLOOR

Side door to

Kitchen 13' 9" x 7' 8" (4.19m x 2.34m)

Inner Hall with stairwell

Reception Room One 28' 1" x 12' 7" (8.56m x 3.84m) with fireplace housing wood burner

Reception Room Two 24' 1" x 20' 8" (7.34m x 6.3m) with provision for an open fireplace

Reception Room Three 18' 9" x 14' 5" (5.72m x 4.39m)

### FIRST FLOOR

Stairway from inner hall

Landing

Bedroom One 14' 6" x 12' 1" (4.42m x 3.68m)

Bedroom Two 14' 11" x 11' 9" (4.55m x 3.58m)

Bedroom Three / Office (above garage)

Bathroom

Integral garage

## Outside

The property is approached by a shared track that runs from the Ryther to Cawood Road.

There is parking to the side of the property, with larged lawned gardens to the front and a ponded area. In addition there is an adjacent grass paddock that extends to 5.60 acres (est).

The whole is shown edged red on the plan in the particulars.

## Services

Mains water and electricity are attached. Septic tank sewage.

## Planning and Plans

The original planning permission and plans, dated 14th September 1971 are available from the Selling Agents.

## Tenure

The property is Freehold and Vacant Possession will be given upon completion

## Viewing and Method of Sale

Viewing of the the property will be strictly by appointment only.

The property will be offered for sale by Private Treaty and will be handled by:

Thomlinsons, 24 High Street, Wetherby, LS22 6LT

Ref : Richard Waring

Email; Richard @thomlinsons.co.uk

Tel: 01937 582748



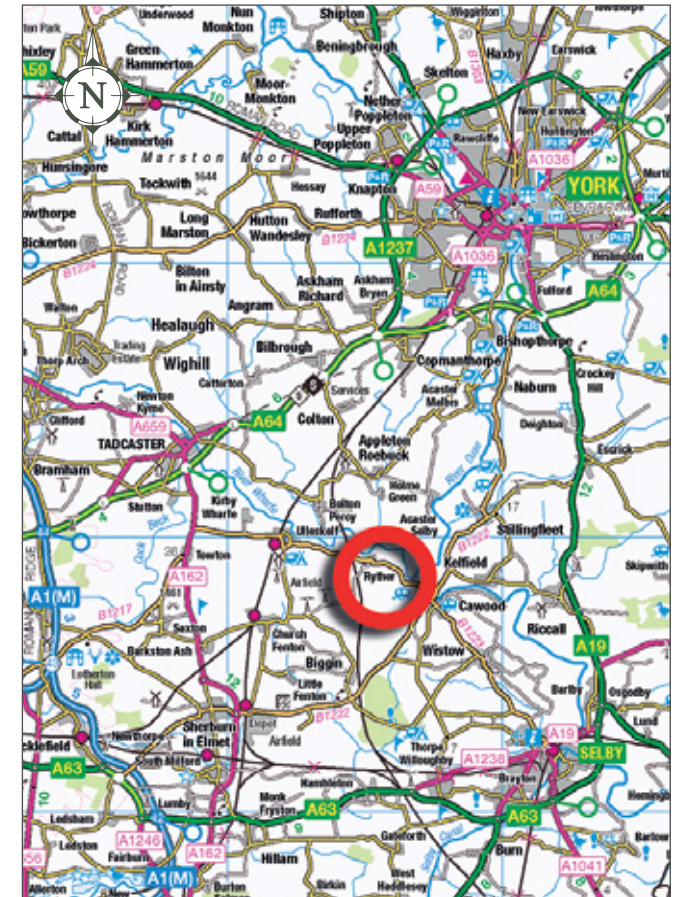
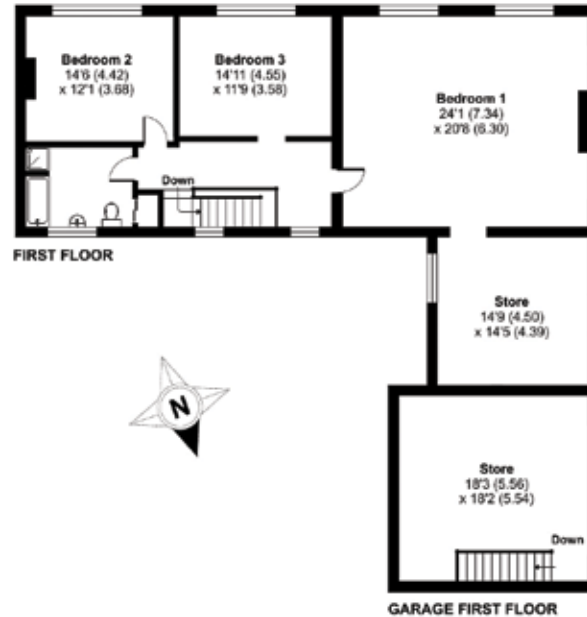
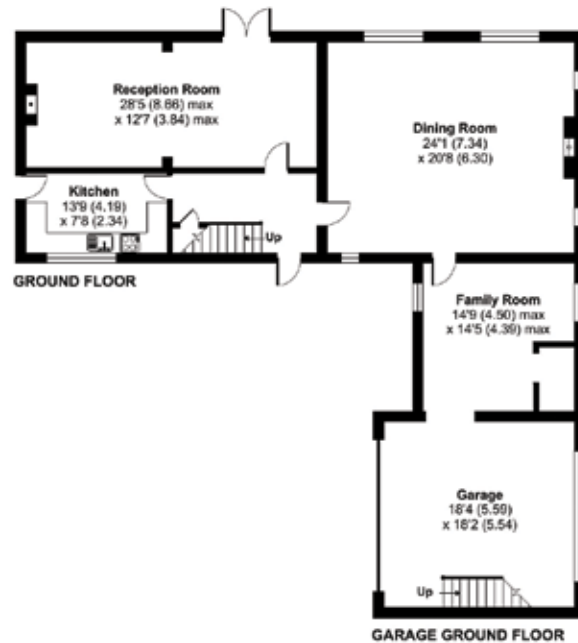
## Holly Tree Cottage, Cawood, Selby, YO8

Approximate Area = 2479 sq ft / 230.2 sq m

Garage = 908 sq ft / 84.3 sq m

Total = 3387 sq ft / 314.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Thomlinsons. REF: 1244567

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