



1 WISTOWGATE

The Grange, Cawood, Selby, YO8 3SH



LUXURY PROPERTY PARTNERS

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WISTOWGATE

Built in the 1500's, The Grange exudes immaculate charm and history. This stunning Grade II listed home, initially constructed for one of Cardinal Wolsey's lawyers, Nicholson, holds a prominent place in the captivating village of Cawood. The Nicholson family's legacy includes the architectural marvel of the Cawood bridge, a transformation that forever changed the landscape of the village.

ACCOMMODATION SUMMARY

Offering over 4,000 sq. ft. of characterful and adaptable internal accommodation, parking for approximately three vehicles, mature, private, and secluded gardens, and a great layout for families and entertaining. This wonderful home benefits from a further 3,300 sq ft of outbuilding, providing great potential to renovate the current property or to create a separate annex.



GROUND FLOOR

Step through the beautiful antique original door into a world of elegance and history. This distinguished property offers three inviting reception rooms, each adorned with fine sash windows, original shutters, and enchanting fireplaces.

The formal dining room, with its rich hand-carved original wood-panelling and Inglenook fireplace, sets a luxurious tone, complemented by a harmonious music room and an exquisite living room.

Continuing your journey, you'll find a well-appointed home office, boasting bespoke fitted furniture and easy garden access, accompanied by a convenient cloakroom.





GROUND FLOOR

Transitioning seamlessly, the hallway leads to a characterful kitchen featuring beamed ceilings, a fireplace, a black AGA-style range, top-of-the-line Bosch appliances, and a range of farmhouse-style cabinetry.





GROUND FLOOR

A recently renovated pantry and a spacious utility room add practicality to the space, while a bright dual-aspect sitting room bathes in natural light. Underfloor heating graces both the sitting room and kitchen, ensuring comfort and warmth throughout.





FIRST FLOOR

On the first floor there are five generously sized and meticulously maintained bedrooms, offering serene views and a wealth of preserved period details including charming Queen Anne fireplaces.



FIRST FLOOR

Two elegantly designed family bathrooms boast luxurious freestanding bathtubs, enhancing the sense of opulence.



GROUND FLOOR

The primary suite, bathed in natural light and graced by an original fireplace, provides a serene sanctuary with access to one of the children's rooms.

Another bedroom offers the convenience of integrated wardrobes, maximising storage space.

Journeying to the floor above unveils a spacious and versatile two-room attic area brimming with untapped potential, awaiting your personal touch.







OUTSIDE

Set on an expansive village plot extending 0.5 acres, this property exudes charm, nestled behind a picturesque low red-brick wall. The sizable, meticulously landscaped lawned garden envelops the home, dotted with a diverse selection of shrubs and majestic trees, a small pond while a welcoming paved sun terrace provides a perfect spot for relaxation.







OUTSIDE

A cobblestone driveway meanders up to the attached outbuilding, the owners are in the final stages of applying for planning to create a 1 bedroom luxury annexe perfect for large families.





LOCATION

Nestled in the historic Saxon village of Cawood, this picturesque locale offers a plethora of amenities, including a Post Office, boutique stores, hair salons, a primary school, and a selection of charming pubs.

Its strategic location provides easy commuting access to the vibrant hubs of York, Leeds, and Harrogate, known for their diverse array of recreational, cultural, and educational offerings.

Nearby prestigious educational institutions such as Queen Margaret's, Gateways, The Grammar School at Leeds, Ashville College, Moorlands, Harrogate Ladies' College, and Brackenfield cater to families seeking exceptional educational opportunities.

For those venturing further afield, seamless road connections are provided via the M62 and A1(M), while convenient rail links can be accessed at Ulleskelf, less than 5 miles away, ensuring effortless travel options for residents.

LOCAL SCHOOLS:

- Queen Margaret's School for Girls - 4.6 miles
- The Mount School, York - 7.3 miles
- Read School - 9.1 miles
- Bootham School - 9.5 miles
- St Peters School - 9.5 miles
- Queen Ethelburga's College - 15.4 miles
- Gateways School - 16.5 miles

TRANSPORT

- Selby Train Station - 4.6 miles
- Church Fenton - 8.1 mile
- York Station - 11 miles
- Leeds Airport - 29 miles



GENERAL INFORMATION

SERVICES

Mains Water, Electricity, & Drainage, Oil Central Heating.

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND:

North Yorkshire Council | Council Tax Band: E

VIEWING ARRANGEMENTS

Strictly via the vendor's sole agents Luxury Property Partners.

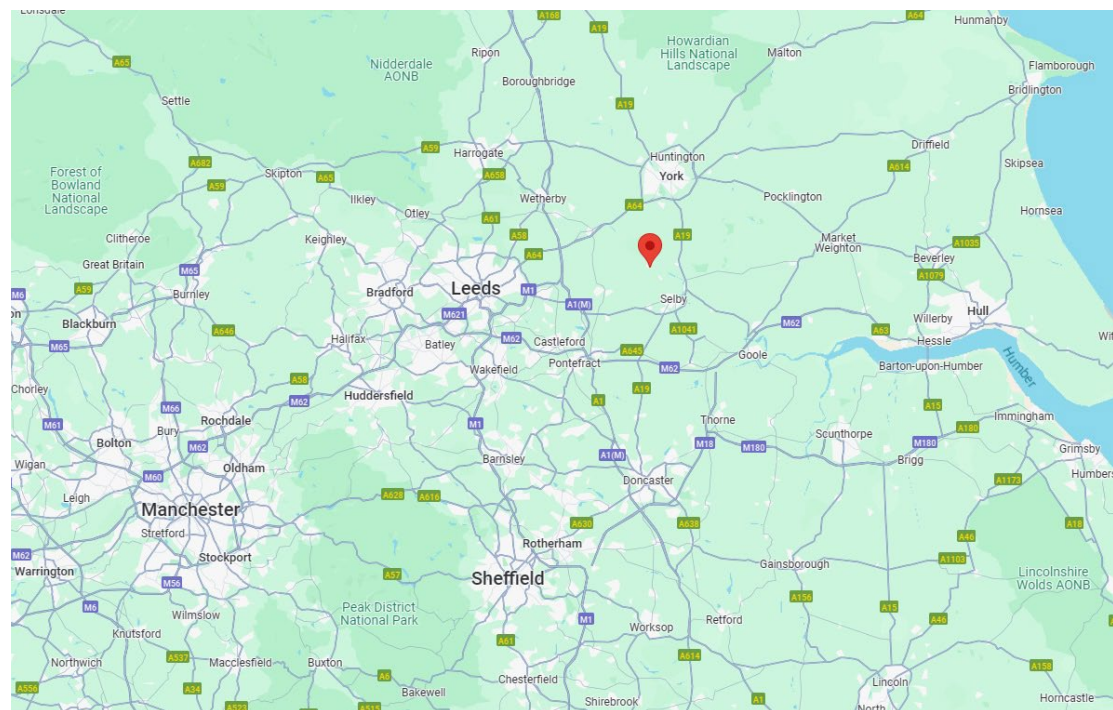
AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

BULLET POINTS:

- Over 4,000 sq ft of Living Accommodation
- Period Features on a 0.5 Acre Plot
- Beautifully Manicured Gardens
- Charming Village Location
- Five Spacious Bedrooms
- Separate Annex
- Incredible Feature Fireplaces
- Grade II Listed
- Freehold
- Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	35 F	
1-20	G		



GROUND FLOOR

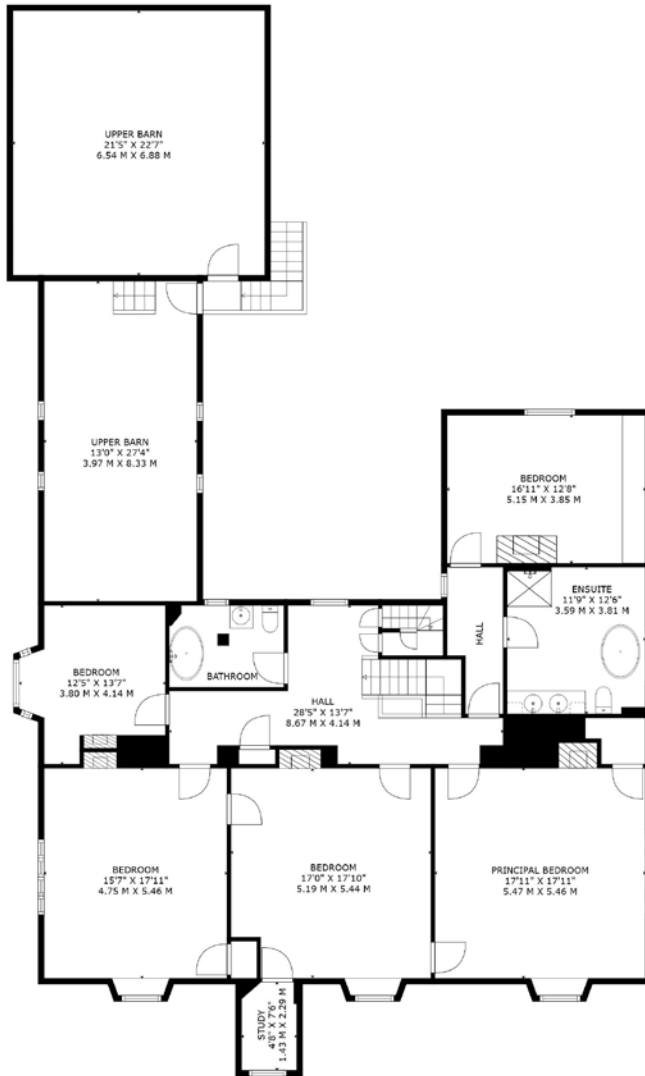


GROSS INTERNAL AREA: 4004 sq ft, 372 m²
ADDITIONAL AREAS TOTAL: 3304 sq ft, 304 m²

OVERALL TOTALS: 7308 sq ft, 676 m²

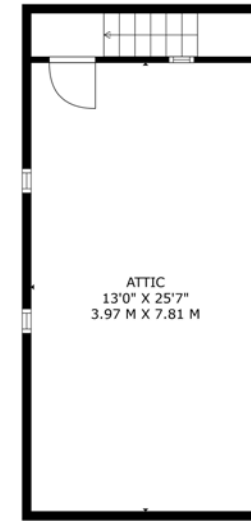
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FIRST FLOOR & ATTICS

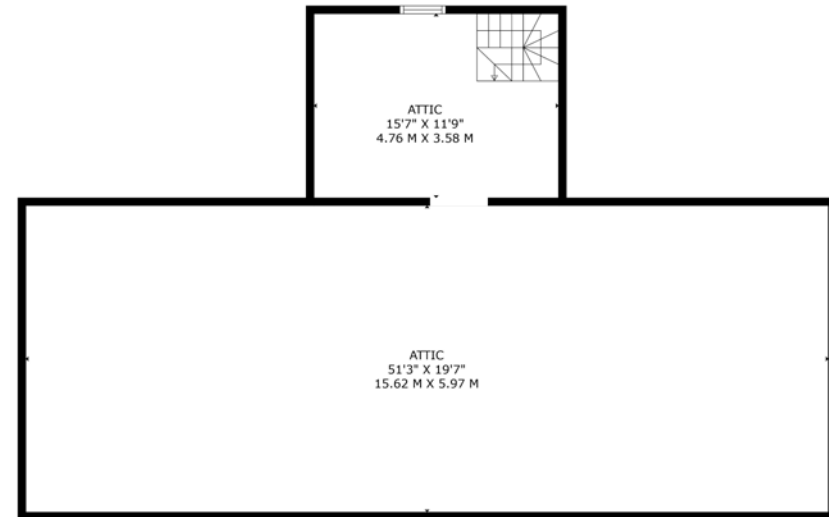


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