



15 Broad Lane, Cawood

£380,000

- Extensive Detached Bungalow
- 3 Reception Rooms
- Attached Single Garage
- 4 Bedrooms
- Family Bathroom
- Requiring Renovation
- Over 1600 Sq. Ft. of Internal Accom.
- En-Suite Shower/WC to Bed. 2
- Sought After Area

An exciting opportunity to acquire this extensive four-bedroom detached bungalow, set within generous grounds and positioned along one of the village's most desirable locations.

Offering over 1,600 square feet of internal living accommodation, this impressive bungalow has been extended over the years by the previous owner. While the property does require a comprehensive programme of renovation, it presents tremendous scope and potential to create a superb family home tailored to modern living standards.

The property is entered via a front door leading into a welcoming entrance hallway, which provides access to two well-proportioned double bedrooms positioned to the front elevation, along with the house bathroom.

Both bedrooms benefit from central heating radiators and windows, ensuring ample light throughout.

Continuing through to the secondary hallway, you are greeted by a spacious lounge, positioned to the left of the property. This generous reception room enjoys a dual aspect, offering delightful views over the village green to the front and the rear garden beyond.

Heading towards the rear of the property, there is a generous dining room featuring sliding doors opening directly onto the rear garden and beyond.

Positioned adjacent is an equally spacious room, previously used as the main bedroom, also enjoying matching sliding patio doors that flood the space with natural light.

This area is of particular interest when considering the reconfiguration potential of the bungalow. Subject to the necessary approvals and consents, the removal of the dividing wall between these two rooms could create a magnificent open-plan kitchen and living area with immediate connection to the rear garden – a transformation that would significantly enhance the property's layout and appeal and align with modern day living.

The kitchen is located centrally within the bungalow and currently offers a modest range of wall and base units, together with a stainless steel sink and drainer and provisions for laundry facilities.

Adjoining the right-hand elevation, a previous extension added by former occupants provides two additional rooms, originally designed as a fourth bedroom and secondary lounge. These versatile spaces offer excellent scope for conversion to suit the needs of any prospective purchaser, whether as guest accommodation, a home office, or an annexe-style suite.

The bungalow is approached via a generously sized hardstanding driveway, providing off-street parking for several vehicles, with a range of established trees and shrubs softening the frontage and adding to the property's privacy element.

Adjoining the left elevation is a single garage, accessed via a manual up-and-over door, and benefitting from power and lighting connections within.

Pathways to both sides of the bungalow lead through to the rear garden, which features a selection of mature fruit trees and shrubs, being predominantly laid to lawn. The grounds extend to approximately 0.25 acre, offering a private and tranquil setting with open views across neighbouring fields.

Broad Lane is widely regarded as one of the finest addresses within the village, and properties of this type and location are rarely available on the open market.

While the bungalow requires a comprehensive programme of renovation, it offers an extensive footprint and enormous potential to reconfigure, modernise, and extend, subject to the necessary consents.

Tenure: Freehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: 37 (F)

Council Tax: North Yorkshire Council Band E

Current Planning Permission: No current valid planning permissions

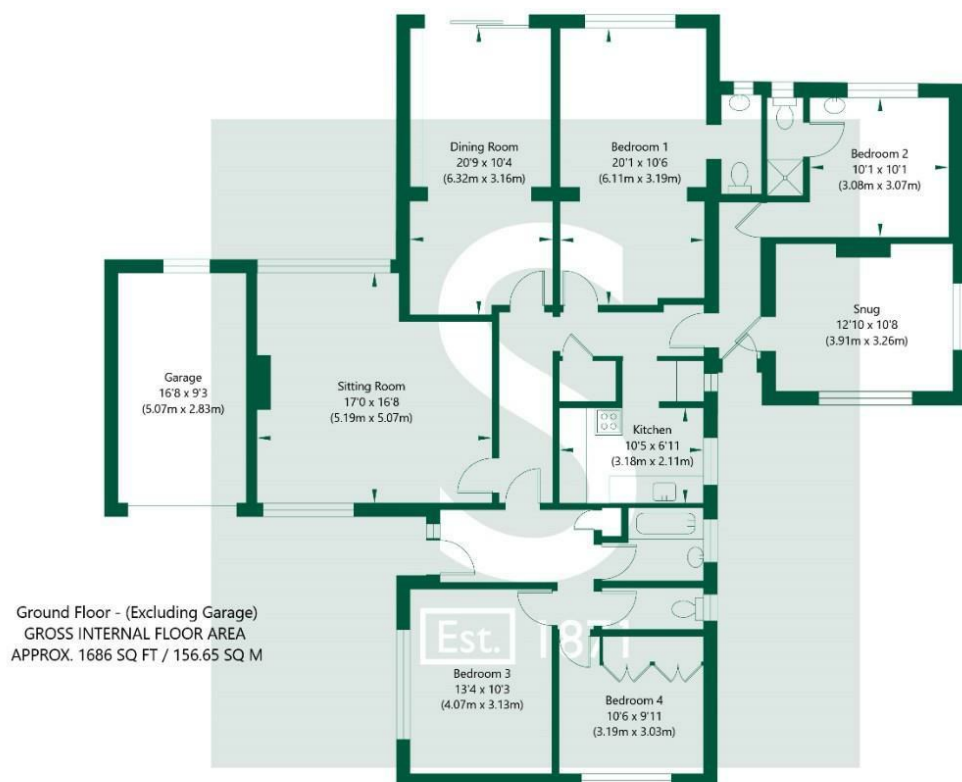
Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.

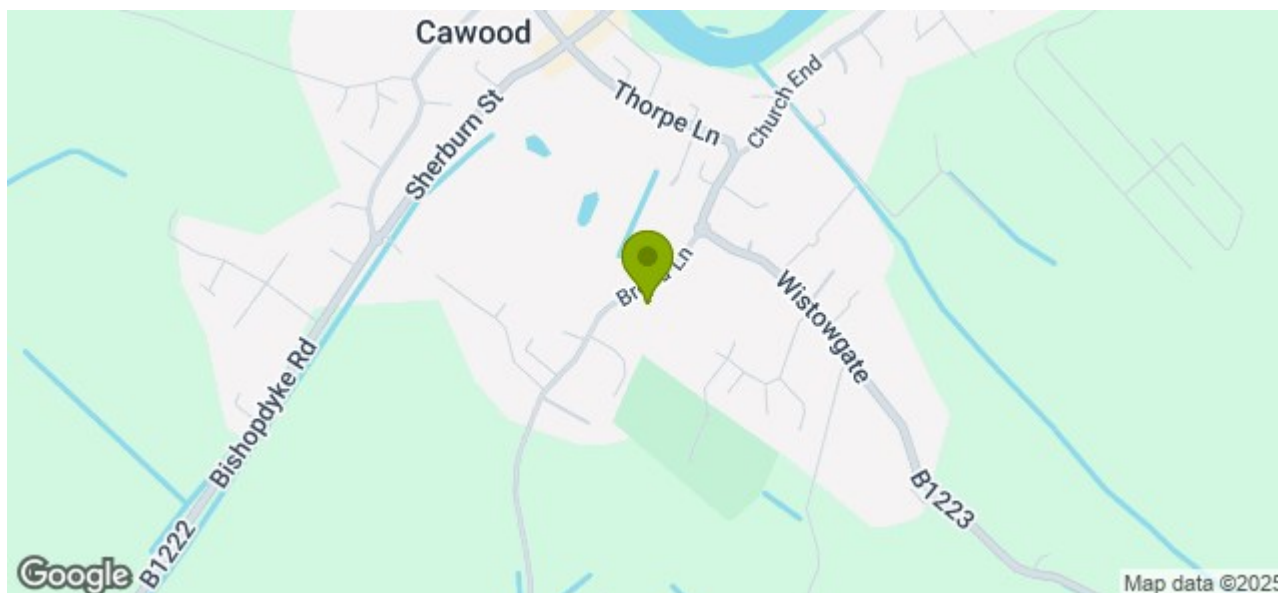




Broad Lane, Cawood, YO8 3SQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1686 SQ FT / 156.65 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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