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Established 1978

High Street

Cawood, YO8 3TH

Offers Over £250,000

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** REDUCED** Offers Over £250,000

Stunning Grade II Listed piece of Cawood history : the c17th Century 'Butcher's Shop' with some original features.

Retaining all the charm and enchantment of the historical and characterful traditional cottage, this three bedroomed family property lies in the heart of the historic and sought after village of Cawood.

The house is significantly larger than it appears and viewing is highly recommended.

Entrance lobby
Stable style wood front door. Stained internal door with larch top handle.

Lounge 22'0" x 14'8" (6.71 x 4.47)
Two wood frame windows. Cottage style beamed ceiling. Two open fireplaces, one with cast iron stove and composite fireplace surround and one cast iron fireplace and tiled inset. Two central heating radiators.

Dining room 9'2" x 12'7" (2.80 x 3.84)
Open plan, original 17th century staircase to first floor. Central heating radiator. Cottage style beamed ceiling.

Kitchen 15'0" x 9'7" (4.56 x 2.93)
Incorporates walk-in pantry. Two wood frame double glazed windows. Laminate flooring. Central heating radiator. Cottage style beamed ceiling. A range of quality wall and base units, sink and drainer with mixer tap.

Study 8'0" x 9'4" (2.45 x 2.84)
(Behind lounge). Tiled floor. Double doors to rear sun room. Central heating radiator. Apexed ceiling.

The original butcher's hooks and tie-up point for the cattle - a unique original feature!

Sun room 11'4" x 16'3" (3.45 x 4.95)
Brick built sun room with leaded glass windows, polycarbonate roof and stained wood supports. Tiled floor. Double doors to rear decking. Central heating radiator. Plumbing for washing machine and space for tumble dryer.

Landing
Airing cupboard. Velux window. Central heating radiator.

Bedroom 1 13'7" x 14'3" (4.14 x 4.35)
Inset cupboard. Wood frame front window. Central heating radiator.

Bedroom 2 14'7" x 8'8" (4.45 x 2.64)
Wood frame front window. Inset wardrobe cupboards. Cast iron feature fireplace. Central heating radiator.

Bedroom 3 12'10" 9'9" (3.92 2.97)
Two wood frame double glazed windows. Fitted wardrobes. Central heating radiator.

Bathroom 11'3" 5'9" (3.42 1.75)
Bath, WC and wash hand basin with shower over bath. Velux window. Central heating radiator.

Outside - front
Frontage to roadside path.

Outside - rear
Vehicle access to rear with parking space. Decking area. Overground oil tank. External cupboard housing oil central heating boiler. Additional area for parking/storage against adjacent wall.

Large shed /workshop.

About Cawood:
Cawood sits downstream from York on the banks of the river Ouse.

An outstanding village with a superb community feel, boasting the 'Wolsey Way' walk, historic Cawood Castle and 'The Garth', 3 village pubs, a hairdressers and beauty Salon, the Village church - 'All Saints', The Ski club, The Grade II Listed Cawood Bridge - The bridge was opened in 1872: before then the only means of crossing was by use of a ferry.

Dick Turpin is said to have forded the river when he escaped to York, which lies ten miles north of Cawood.

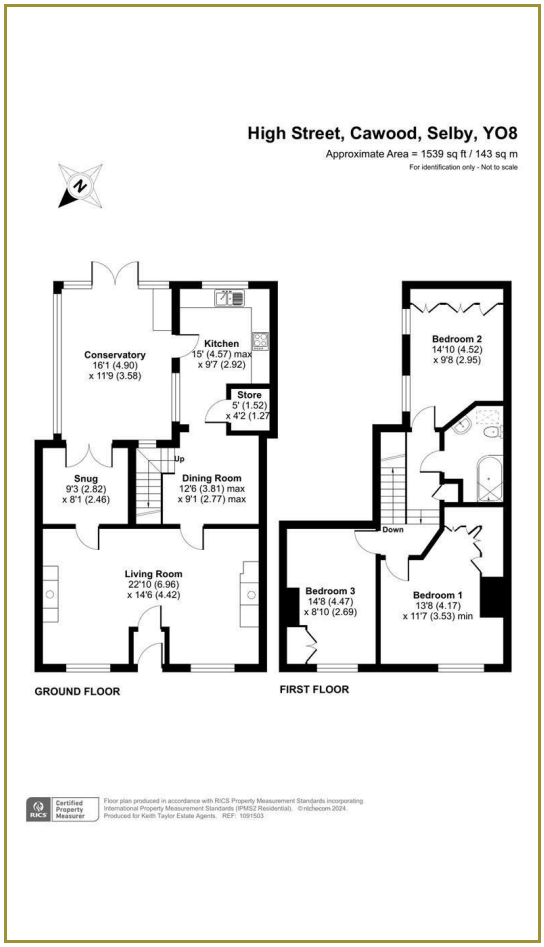
A garden centre with a popular coffee shop and a post office situated in the village store named the 'Pickled Postie', complete the fantastic village facilities.

A regular bus service serves the villages between Selby and then onto York and The Designer Outlet - the No:42 Arriva bus.

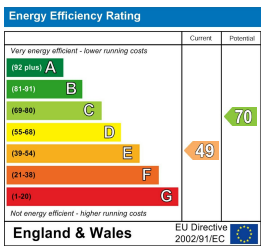
Cawood Primary School - Ofsted Rated Good.

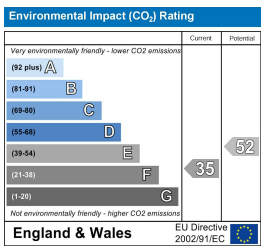
Area Map

Floor Plans



Energy Efficiency Graph





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