



The Workshop Ryther Road Cawood, YO8 3TR

** New house and c4 acres of Gardens and Grounds **

Set back, yet standing proudly on Ryther Road in the picturesque, historic and highly regarded village of Cawood, this stunning new build detached house offers a perfect blend of modern living and traditional charm. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking luxury, comfort and style.

As you enter from the front, you are greeted by a striking green oak entrance porch, setting the tone for the quality and craftsmanship that defines this home. The interior boasts three generous reception rooms, providing ample space for relaxation and entertaining. Each room is thoughtfully designed to create a warm and inviting atmosphere, perfect for both family gatherings and quiet evenings.

The property is set within an impressive c4 acres of beautifully mature gardens and grounds, offering a serene escape from the hustle and bustle of everyday life. The expansive outdoor space is perfect for children to play, gardening enthusiasts, or simply enjoying the tranquillity of nature.

Parking is a breeze with space for up to six vehicles, ensuring convenience for both residents and guests.

This home has been individually designed by a renowned local builder, ensuring that every detail has been carefully considered to meet the highest standards of modern living.

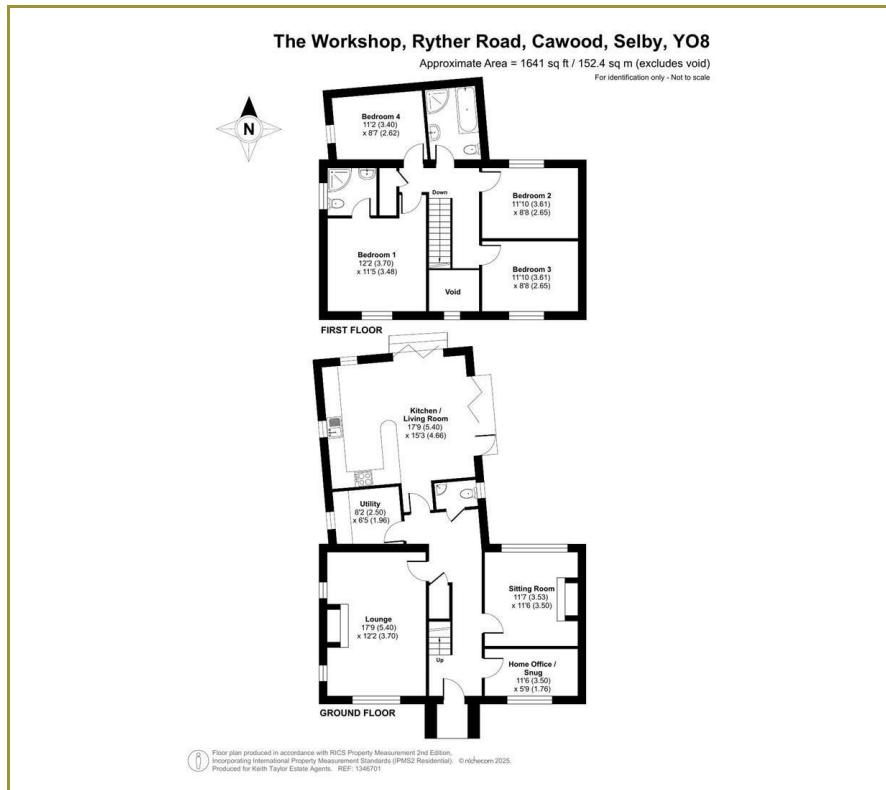
Cawood is a historic village that boasts fantastic amenities, including the 'Pickled Postie' corner shop, café and post office, primary school, fabulous walking routes like the 'Wolsey Way' and an abundance of sports facilities from bowls, tennis, cricket and football - with some popular winning village teams! - which make Cawood an ideal location for families and individuals alike.

This property presents a unique opportunity to own a beautifully crafted home in a delightful community. Do not miss the chance to make this exceptional house your new home.

**Offers In The Region Of
£825,000**

- Individually Designed New Build Detached Property
- Built to Exacting Standards and Utter Quality Throughout
- Gardens and Grounds of some c4 acres
- 4 Double Bedrooms
- 2 Bathrooms
- Ground Floor Cloakroom & W.C
- Stunning Kitchen with Bi-Fold windows to 2 Elevations
- Fully Integrated Appliances
- Large Detached Garage and Plentiful parking
- Hand Crafted Green Oak Porch Entrance

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84	88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(38-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/81/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.