



15 Water Row

Cawood, YO8 3SW

Offers In The Region Of £349,950

Situated on 'THE' most sought after Row in the historic village of Cawood, is this utterly delightful & charming cottage on Water Row; which offers a perfect blend of character and modern living.

With three spacious reception rooms, this home is designed to be both inviting and functional, making it ideal for family gatherings, quiet moments reading a book or just to while away an afternoon in the conservatory with just your thoughts and the garden view.

The property boasts three well-proportioned bedrooms, ensuring ample space for relaxation and privacy.

One of the standout features of this cottage is the abundance of natural light that fills each room, creating a warm and welcoming atmosphere. The quirky character of the cottage is evident throughout, with unique architectural details from beams to tiled floors that add to its charm.

Additionally, the convenience of having a bathroom on each floor enhances the practicality of the home, catering to the needs of busy households.

The garden conservatory provides a lovely space to enjoy the outdoors, whether it be for morning coffee or an evening read, all while being sheltered from the elements.

Outside, there is also the option for one parking space, available by separate negotiation, which is a valuable asset in this picturesque village.

This property is not just a house; it is a home filled with character, history and warmth, perfect for those seeking a tranquil lifestyle in a beautiful setting. With its unique features and spacious layout, this cottage is a must-see for anyone looking to embrace the charm of village life in Cawood.

- Beautiful and Quirky Cottage
- Riverside Location - Stunning Views to the Front
- Semi Detached
- Cottage Garden - Pure Delight!
- 2 Bathrooms
- Separate Utility Room
- Conservatory with Glass Roof
- Range Cooker
- Cottage Kitchen with Tiled Floor
- ****Wow Property**** on the Most highly Regarded Street in the Village

3



2

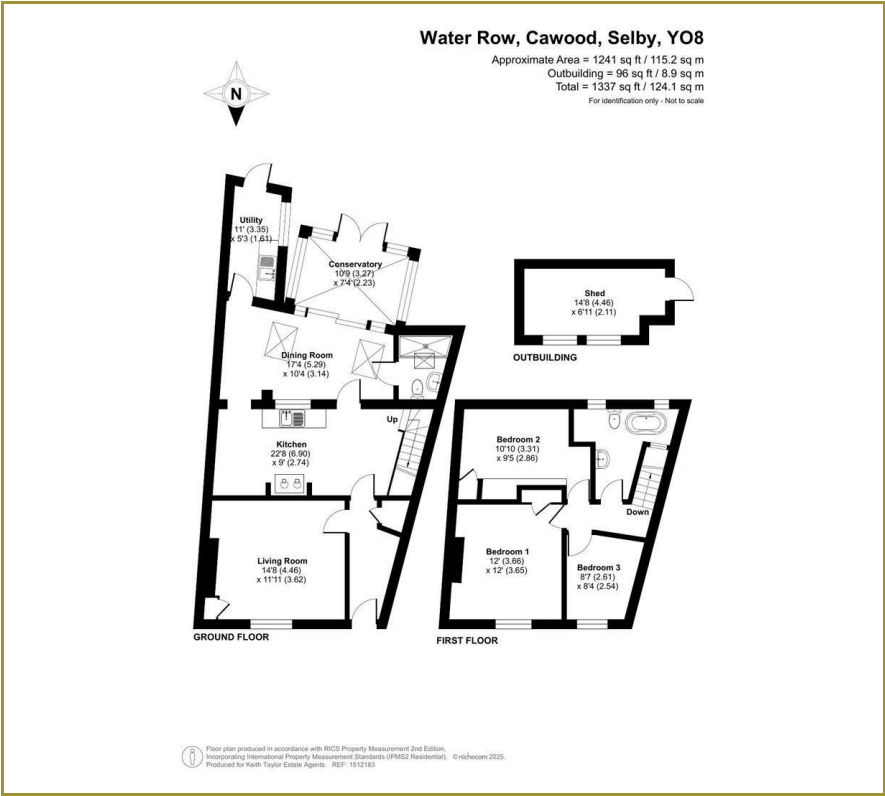


3



E

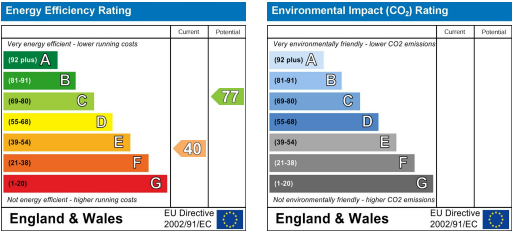
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.