



Four Acres, Bell Lane

Park Row

Offers Over £1,000,000  
Cawood | Selby | YO8 3UD



Situated in the historical village of Cawood and perfectly positioned within 4.48 acres of grounds, Four Acres additionally benefits from paddocks, stable block and barn and 'Little Acres' holiday cottage.

This substantial family home has been extended to offer stylish and versatile family living areas arranged over three floors. Both the Lounge and Open Plan Kitchen Dining Areas open onto a South-Facing patio area which extends to approximately an acre of landscaped gardens and gives views over the fields beyond.

'Little Acres' is an established holiday cottage which is finished to a high specification and offers an Open Plan Kitchen Living area, two bedrooms; one with En-suite plus an additional Bathroom. The cottage has off-street parking and enclosed garden perfect for guests to enjoy and relax in the countryside. The property boasts of five star ratings on Trip Advisor and has high occupancy levels. This offers flexibility to continue to provide an income, or can be used as an Annexe for family member.

The paddocks areas reach beyond to the front of the property and includes: a stable block of three boxes, field shelter and open fronted barn.



# Four Acres



## Ground Floor Accommodation

### Entrance

Reinforced composite door with feature double glazed panels to the front elevation leading into:

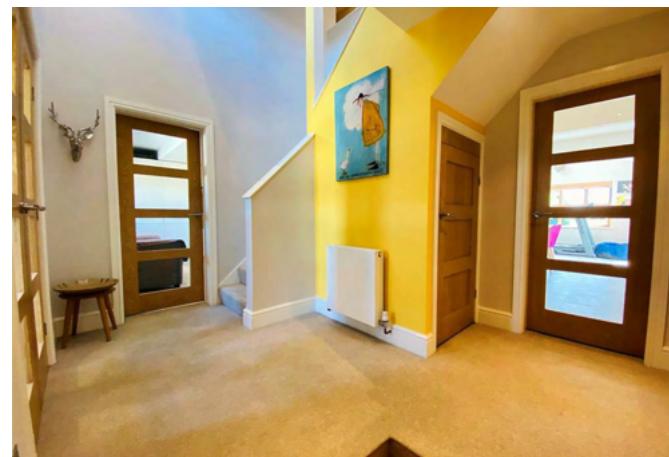
### Porch

8'7" x 5'11" (2.64m x 1.81m)

Full length uPVC double glazed frosted units to either side of entrance door and further uPVC double glazed windows to the side elevation. Porcelain tiled flooring and central heating radiator. Double oak doors with single glazed glass panels leading into:

### Hall

Staircase leading to First Floor Accommodation with understairs storage cupboard. Further storage cupboard housing ethernet port and ADT alarm system. Central heating radiator and oak doors leading off with single glazed panels.



## Lounge

21'3" x 13'10" (6.48m x 4.22m)

Inglenook fireplace with stone back and hearth featuring 'ILD' multi-fuel burner. UPVC double glazed bi-folding doors opening out onto patio area and to views of fields and open countryside. UPVC double glazed window to the side elevation. Television, telephone and ethernet points. Contemporary wall mounted central heating radiator with remote control unit.

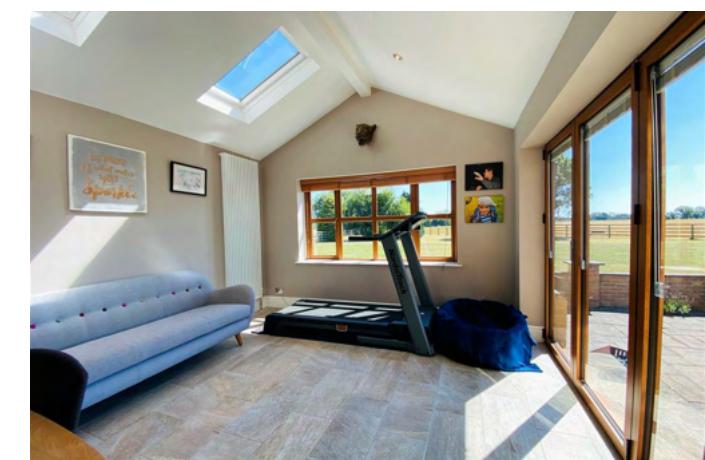
Aperture stepping up and flowing into:

## Upper Lounge Area

16'11" x 7'2" (5.18m x 2.19m)

UPVC double glazed bay window to the front elevation giving views over paddocks. UPVC double glazed window to the side elevation. Contemporary wall mounted central heating radiator with remote control unit.





## Living Kitchen Dining Area

Designed by Native Architects, York, this area provides a fantastic social area for private living and entertaining which also benefits from inbuilt sound system. The whole area has porcelain tiled flooring with underfloor heating.

## Kitchen Area

**21'1" x 11'8" (6.44m x 3.56m)**

Range of cream fronted high gloss base, wall and larder units. 'Neff' integrated appliances include: full length fridge, full length freezer, double oven with warming drawers and dishwasher. One and a half bowl 'Belfast' style sink with chrome mixer tap over set into silestone quartz worktops with matching upstand.

The feature centre island benefits from matching high gloss base units and storage and incorporates 'Neff' five ring induction hob with extractor fan inset to ceiling.

Further sink with chrome mixer tap over set into silestone quartz worktop, which helps maximise the efficiency of the Kitchen area. UPVC double glazed window to the rear elevation. Oak door leading into Inner Hall.

Aperture flowing through into:

## Living/Dining Area

**23'9" x 11'7" (7.26m x 3.55m)**

UPVC double glazed bi-folding doors with fitted blinds to the side elevation onto the patio area. UPVC double glazed window to the side elevation. Twin 'Velux' skylight windows to the side elevation. Contemporary wall mounted radiator with remote control unit. Ethernet port and television point.

## Inner Hall

Oak doors leading off. Reinforced composite door with top section having double glazed frosted panel to the top section to the side elevation

## Garage

**19'10" x 19'7" (6.05m x 5.97m)**

Twin roller electric doors to the side elevation. UPVC double glazed frosted window to the front elevation. The area houses the boiler and water cylinder and has power and lighting.

## Pantry

**3'11" x 3'6" (1.21m x 1.08m)**

With power and lighting.

## Ground Floor W.C

**7'1" x 3'2" (2.16m x 0.98m)**

White low flush w.c with hidden cistern and chrome controls. White wash hand basin with chrome mixer tap over set into high gloss vanity



unit. UPVC double glazed frosted window to the side elevation, central heating radiator with remote control unit and tiled flooring.

## Utility

**12'2" x 10'0" (3.72m x 3.06m)**

Range of cream fronted base and larder units to match the Kitchen with brushed chrome 'T-bar' handles.

Single bowl stainless steel sink and drainer with chrome mixer tap over set into wood block effect laminate worksurface with matching upstand. Plumbing for washing machine. Solid timber flooring, television point and central heating radiator with remote control unit. UPVC double glazed windows and twin uPVC double glazed 'Velux' skylight windows to the rear elevation.

## First Floor Accommodation

### Landing

UPVC double glazed window to the front elevation giving views over paddocks beyond. Staircase leading to Second Floor Accommodation. Central heating radiators and doors leading off.

### Bedroom One

15'8" x 13'10" to the wardrobes (4.80m x 4.24m to the wardrobes)

Stunning 180° views over the open countryside and fields from the frameless glass 'Juliet' balcony accessed via uPVC double glazed doors to the rear elevation. Further uPVC double glazed window to the side elevation. Range of 'Sharps' fitted wardrobes with mirror fronted doors. Central heating radiator and television point. Oak door leading into:

### En-suite

11'7" x 7'8" (3.55m x 2.36m)

'Villeroy and Boch' bathroom suite comprising: double bath with inset chrome controls, walk in shower cubicle with chrome fixed head shower, further shower attachment and controls, white low flush w.c with hidden cistern and chrome controls and twin white wash hand basins with chrome mixer tap over, set into high gloss 'floating' effect vanity unit. Heated mirror, shaver points, electric extractor fan and chrome heated towel rail. The shower area is tiled to ceiling height, with the rest of the room being tiled to mid height and the tiled flooring benefitting from underfloor heating. UPVC double glazed frosted window to the rear elevation.





### **Bedroom Two**

**19'5" x 10'0" (5.94m x 3.07m)**

Stairs leading to upper level. Door leading into eaves storage which has lighting. UPVC double glazed window to the side elevation and 'Velux Tilt and Turn' skylight windows to the front elevation giving views over Paddocks. Ethernet port, television and telephone points and central heating radiator.

### **Bedroom Three**

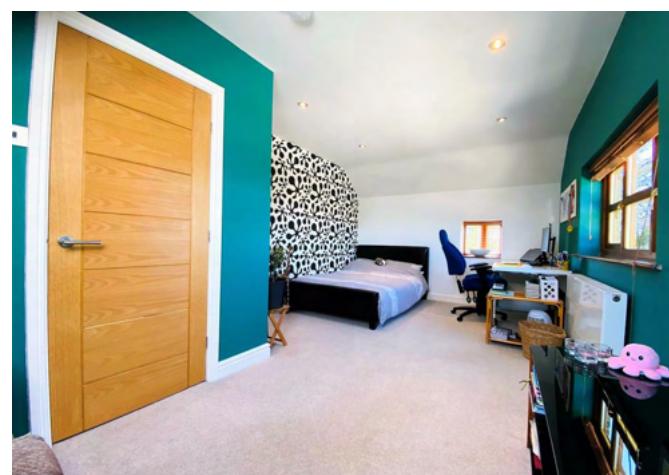
**18'11" x 10'9" maximum (5.79m x 3.30m maximum)**

UPVC double glazed windows to the front and side elevations giving views over Paddocks, with further 'Velux Tilt and Turn' skylight window to the side elevation. Central heating radiator on remote control unit.

### **Bedroom Six**

**11'8" x 9'8" (3.57m x 2.95m)**

UPVC double glazed window to the front elevation giving views over Paddocks. Central heating radiator on remote control unit.



### **Family Bathroom**

**11'8" x 7'8" (3.57m x 2.36m)**

'Villeroy and Boch' bathroom suite comprising: white panel bath with chrome mixer tap over with further chrome shower attachment. White 'floating' effect low flush w.c with hidden cistern and chrome controls. White wall mounted wash hand basin with chrome mixer tap over. Chrome trimmed double shower cubicle housing chrome shower with fixed head, shower attachment and chrome controls.

UPVC double glazed frosted window to the rear elevation, chrome heated towel rail. The room is tiled on all walls to mid-height and includes tiled flooring which benefits from underfloor heating.



## Second Floor Accommodation

### Landing

Storage into eaves. UPVC double glazed 'Velux' skylight windows to the front elevation and oak doors leading off.

### Bedroom Four

15'8" x 9'6"\*\* (4.80m x 2.90m\*)

\*With restricted head-height

Twin uPVC double glazed 'Velux Tilt and Turn' skylight windows to the rear elevation, central heating radiator and television point.

### Bedroom Five

11'8" x 9'11"\*\* (3.57m x 3.04m\*)

\*With restricted head-height

UPVC double glazed 'Velux Tilt and Turn' skylight windows to the front and rear elevations, central heating radiator and television points.

### Shower Room

7'1" x 4'11" (2.16m x 1.51m)

Shower cubicle with chrome shower over and inset chrome controls with concertina style door. White low flush w.c with chrome fittings, white wash hand basin with chrome mixer tap over set into white high gloss vanity unit. The shower area is tiled to ceiling height with the rest of the room being tiled to mid-height and benefits from tiled flooring with underfloor heating.

UPVC double glazed window to the rear elevation with views over fields beyond. Electric shaver point, electric extractor fan and chrome heated towel rail.







## Exterior

### Front

Decorative stone and flagged pathway running partially along the front of the property. This in turn steps down into

the main driveway which is decoratively stoned and access via electric timber vehicular access gate with additional timber pedestrian access gate. Herbaceously planted decorative turning circle and raised

borders.

The decorative stoned driveway continues to further hardstanding to the double garage with twin electric roller doors. Outside lamps on 'PIR' sensors, outside tap. Fully enclosed

with post and rail fencing.

Vehicular and pedestrian access gates giving access into the stable and barn area. Timber pedestrian access gates; one giving access to the side rear garden, the other giving access onto the rear patio area.



### Paddocks

Three paddocks, all fully enclosed with adjoining gates. The boundaries are defined by post and rail fencing.

### Stables, Hayloft and Storage Area

Block of three timber stables with further brick-blocked storage area.





## Rear

Flagged patio area benefitting from outside lamps and finished with dwarf wall and coping giving access into the main residence garden. This is predominately laid to lawn with established trees and shrubs.

The boundaries are defined by post and rail fencing giving spectacular views over open countryside.



## Little Acres



Currently being used as a Holiday Cottage, boasting 5-star ratings on Trip Advisor and 90% occupancy.

This detached bungalow is finished to a high specification with solid wood flooring, integrated appliances in the Kitchen, multi-fuel burner to the Lounge area and doors opening onto patio area with enclosed rear garden overlooking open countryside and fields.

Equally, this offers flexible family living or guest accommodation.





## Accommodation

### Entrance

Reinforced composite panel door with feature frosted double glazed unit to the front elevation leading into:

### Hall

**11'0" x 3'8" (3.36m x 1.14m)**

Engineered solid wood floor, keypad for intruder alarm, electric wall mounted radiator and oak doors leading off.

### Open Plan Living Kitchen Diner

**19'11" x 13'5" (6.08m x 4.09m)**

Kitchen area: Range of cream fronted high gloss base and wall units with brushed chrome 'T-bar' handles and wall units benefitting from under unit lighting. Composite single bowl sink and drainer with chrome mixer tap over set into wood block effect laminate work surface with matching upstand. Integrated appliances include 'Bosch' undercounter fridge



and the following 'Neff' appliances: electric oven, four ring induction hob and brushed steel extractor fan over benefitting from downlighting. UPVC double glazed window to the rear elevation.

Lounge Area: Feature inset fireplace with stone hearth housing 'Broseley' multi-fuel stove. Feature contemporary wall mounted electric heater. Ethernet, television and

telephone points. UPVC double glazed patio doors flanked by full length uPVC double glazed units benefitting from fitted blinds to the rear elevation leading out onto patio area.

Engineered solid timber flooring throughout. Oak door leading into:

### Utility

**7'1" x 2'9" (2.18m x 0.85m)**

Plumbing for washing machine. Engineered solid timber flooring. Oak door leading into:

## Bathroom

7'0" x 6'3" (2.15m x 1.93m)

White panel 'P-shaped' bath with chrome shower over with digital controls, chrome trimmed shower screen and controls inset to wall.

White low flush w.c with hidden cistern and chrome controls. Feature wash hand basin with chrome mixer tap over, both set into vanity unit with storage. Behind the shower area is tiled to ceiling height with the rest of the room being tiled to mid-height. Tiled flooring benefitting from underfloor heating.

Chrome heated towel rail, shaver point and mirror with L.E.D lighting. UPVC double glazed frosted window to the rear elevation and electric extractor fan.



### **Bedroom One**

**13'0" x 10'3" (3.97m x 3.14m)**

UPVC double glazed window to the front elevation giving views over paddock areas. Wall mounted electric heater and television point.

### **En-suite**

**7'1" x 4'3" (2.16m x 1.31m)**

Chrome trimmed shower cubicle housing chrome fixed head shower, shower attachment and digital controls. White low flush w.c with chrome controls and white wash hand basin with chrome mixer tap over, both set into vanity unit with storage.

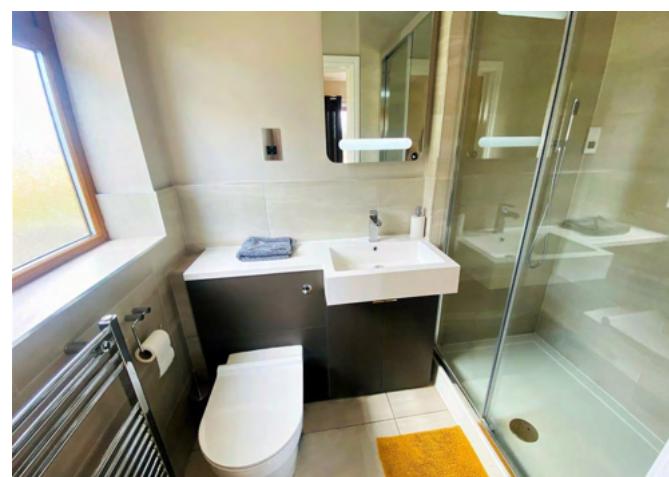
UPVC double glazed frosted window to the side elevation, chrome heated towel rail and electric shaver point.

The shower area is tiled to ceiling height, with the rest of the room being tiled to mid-height. Tiled flooring which benefits from underfloor heating.

### **Bedroom Two**

**10'9" x 10'3" (3.30m x 3.14m)**

UPVC double glazed window to the front elevation giving views over paddocks. Wall mounted electric heater and television point.





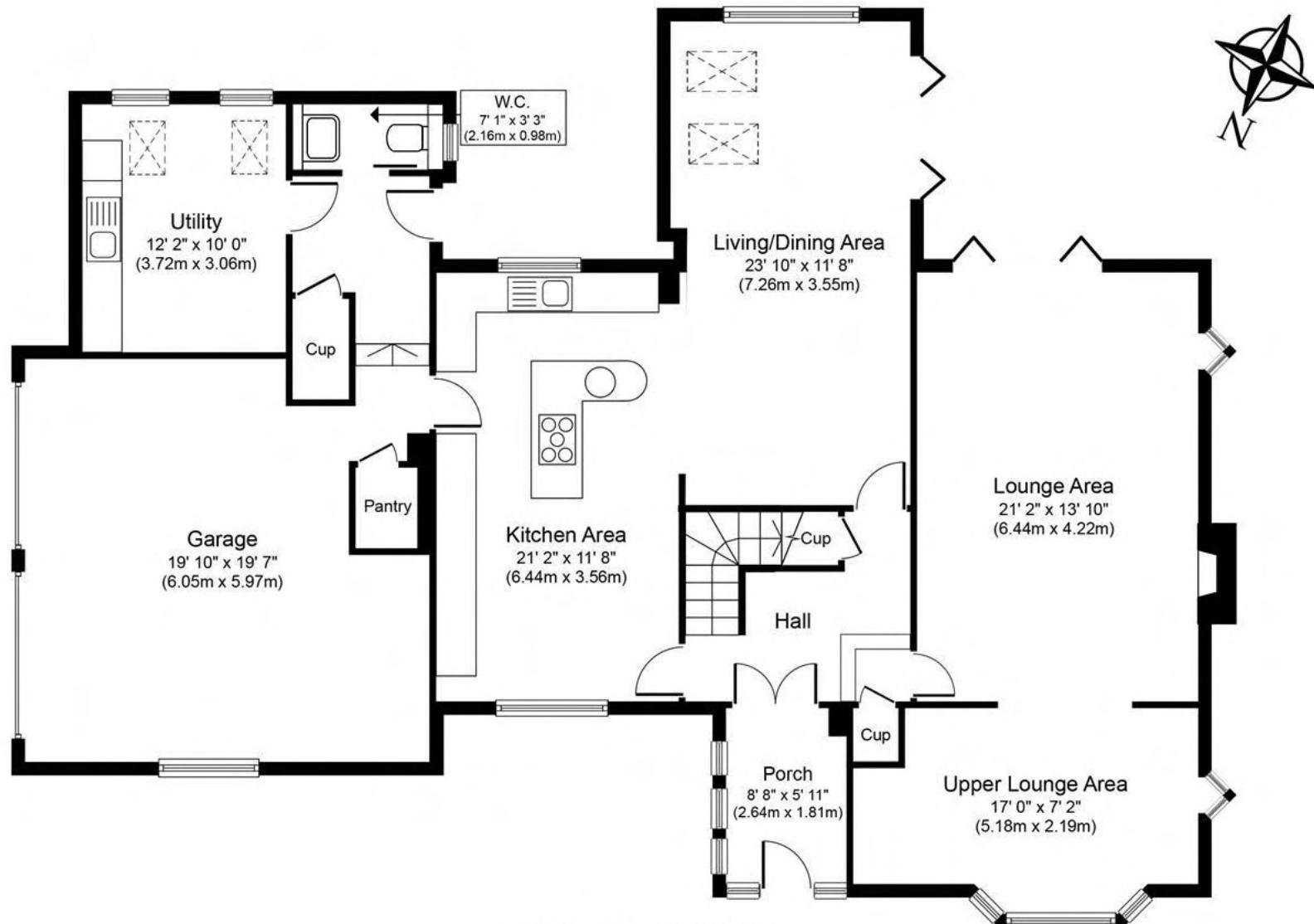
## Exterior

### Front

Outside light and hardstanding for parking. Twin timber pedestrian access gate giving access to the side of the property.

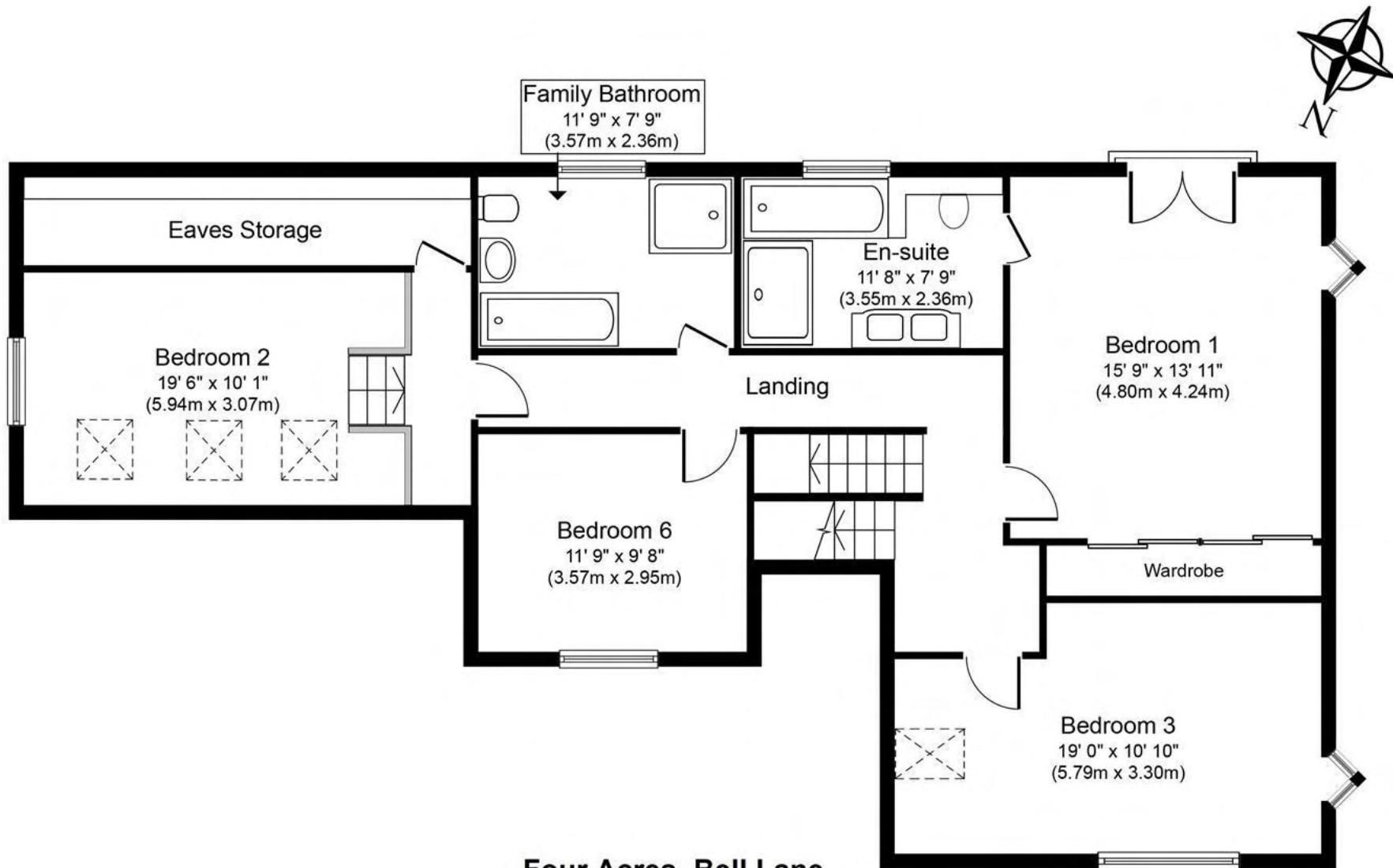
### Rear

'Indian' stone flagged patio area provides space for social outdoor dining with sleeper borders. This continues along the side of the property to the timber access gates to the front of the property and is decoratively finished with raised borders. Outside tap, light and electrical point. The garden is predominately laid to lawn and is fully enclosed with timber fencing and timber posts.



**Four Acres, Bell Lane**  
**Ground Floor**  
**Approximate Floor Area**  
**1,771 sq. ft.**  
**(164.5 sq. m.)**

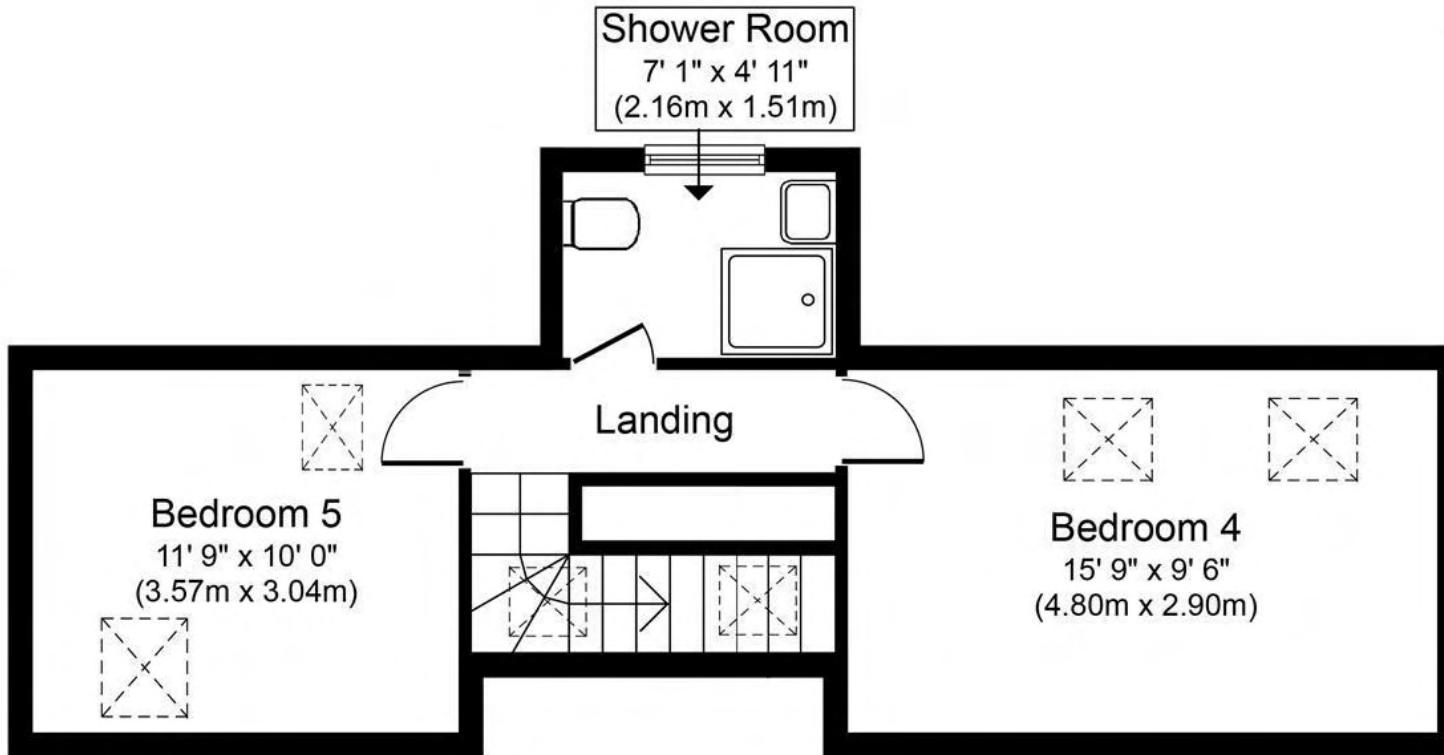
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**Four Acres, Bell Lane**  
First Floor  
Approximate Floor Area  
1,232 sq. ft.  
(114.5 sq. m.)

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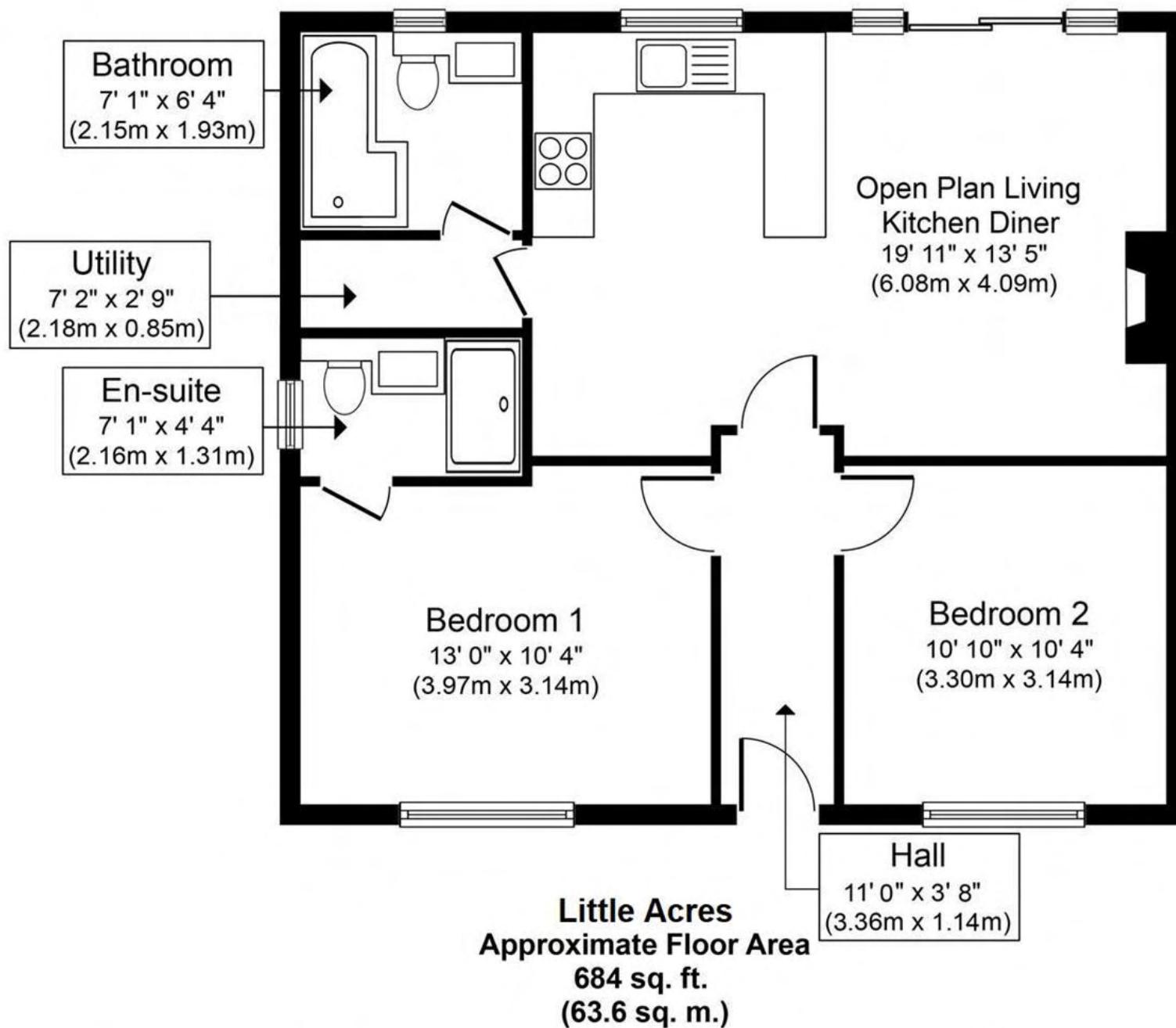
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**Four Acres, Bell Lane**  
**Second Floor**  
**Approximate Floor Area**  
**539 sq. ft.**  
**(50.1 sq. m.)**

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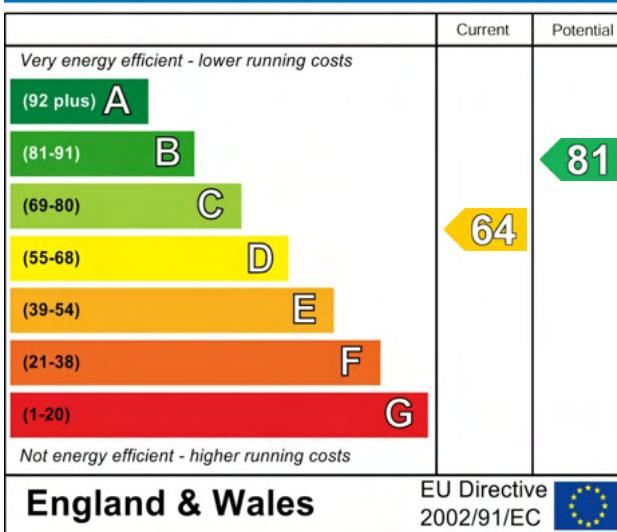
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# Park Row

## Energy Efficiency Rating



## Directions

From our Selby office, turn right to head down Finkle Street onto Micklegate/B1223. Turn left to stay on Micklegate/B1223 and at the roundabout, take the 2nd exit onto Millgate/B1223. Continue onto Bondgate/B1223 and then onto Wistow Road/B1223. Slight left onto Sherburn Road and then turn right onto Broad Lane. Turn left onto Long Lane and then turn right onto Bishopdyke Road/B1222. Follow the road for approximately half mile and turn left onto Bell Lane where the Park Row Properties 'For Sale' board is clearly displayed.

## Council Tax and Banding

Local Authority: Selby District Council  
Band: F

## Tenure

Freehold

## Council Tax Banding and Tenure

Please note: The Council Tax Banding and Tenure for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## Heating and Appliances

The heating system and any appliances (including Burglar Alarms where fitted)

mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## Measurements

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## Viewings

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

## Making an Offer

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be

required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

## Opening Hours

Calls Answered:  
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm  
Friday - 9.00am to 5.30pm  
Saturday - 9.00am to 5.00pm  
Sunday - 11.00am to 3.00pm

To check opening hours, please contact the relevant offices on:

Goole - 01405 761199  
Selby - 01757 241124  
Sherburn in Elmet - 01977 681122  
Pontefract - 01977 791133  
Castleford - 01977 558480



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