Park Rôw



Thorpe Lane, Cawood, Selby, YO8 3SG

Offers Over £800,000

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** GRADE 2 LISTED HOME ** EXTENSIVE WORKSHOP/BARNS ** Situated in a prime location within the village of Cawood, this imposing residence briefly comprises: Hall, Parlour, Lounge, Snug, Dining Room, two Kitchens, two ground floor w.cs, Utility and Workshop/Barn. The First Floor offers four bedrooms, one with en-suite w.c and two further Bathrooms. The Second Floor offers and additional bedroom and attic room. Externally the property offers lawned areas, stables, workshops, garage and an established orchard/paddock. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'
















































Park Row
Proactive
for
sale































PROPERTY OVERVIEW

Yew Tree House is a remarkable Grade II* listed residence dating from the mid-to-late 17th century, occupying a distinctive and highly regarded position within the historic village of Cawood, North Yorkshire. Believed to have been associated with a former Archbishop of York, and understood to have remained within the same family for several decades, this exceptional property represents a rare opportunity to acquire not simply a beautiful period home, but a genuine piece of Cawood's heritage, with generations of history woven into its walls.

The house is distinguished by its striking Dutch gables, impressive two-storey entrance porch, traditional lobby-entry plan and rear stair turret. Internally, a wealth of original character survives, including impressive inglenook fireplaces, exposed and moulded ceiling beams, traditional timber detailing and distinctive bullnose walls. Of particular charm is the Parlour, retaining its original wooden window shutters, whilst one of the property's most intriguing features is an original Priest Hole, accessed through a discreet floor door within the attic bedroom. This evocative feature offers a fascinating glimpse into the house's past and its possible religious associations.

Evolving over successive centuries, with 18th-century stables and later alterations reflecting its importance as a substantial village residence, Yew Tree House retains an exceptional amount of historic fabric and craftsmanship. Together, its unusual architectural details and remarkably preserved features provide a tangible connection to domestic life in Yorkshire across the centuries.

Complementing the principal residence is an impressive range of ancillary buildings, including an integral workshop/barn extending over 12 metres in length, additional stables and a separate workshop. Offering considerable versatility for practical, recreational and lifestyle uses, subject to any necessary consents, these spaces provide a level of flexibility and potential rarely found alongside a property of such historic significance.

An established orchard further enhances the property's appeal, creating an attractive and tranquil outdoor setting that sits naturally alongside the historic buildings. Offering privacy and opportunities for gardening, outdoor entertaining and enjoying the changing seasons, it reinforces the house's enduring connection with traditional village life.

The setting is equally significant. Once an important residence of the Archbishops of York, Cawood retains a rich ecclesiastical heritage, most notably through the surviving gatehouse of Cawood Castle, the former medieval archiepiscopal palace. Yew Tree House forms part of this fascinating historic landscape, linking its 17th-century origins with the village's distinguished past. Its longstanding association with the Warrington family adds another important chapter to its story, representing a continuity of family ownership and occupation increasingly rare to encounter.

Combining distinctive period architecture, fascinating historical associations, remarkably preserved original features, extensive ancillary buildings and an established orchard/paddock, Yew Tree House presents a truly exceptional opportunity in one of North Yorkshire's most historically significant villages. More than simply a home, it is a property of considerable character, intrigue and heritage; a genuine piece of Yorkshire history, cherished through generations and awaiting its next custodians to become part of its continuing story.

GROUND FLOOR ACCOMMODATION

Hall
3'5" x 3'5" (1.06m x 1.06m)

Parlour
18'7" x 17'9" (5.67m x 5.43m)

Inner Hall
6'7" x 5'5" (2.02m x 1.66m)

Snug
15'8" x 12'5" (4.80m x 3.80m)

Side Entrance
6'9" x 5'7" (2.07m x 1.72m)

Dining Room
17'7" x 12'7" (5.36m x 3.84m)

Kitchen One
16'2" x 11'1" (4.95m x 3.40m)

Utility
12'3" x 12'0" (3.75m x 3.66m)

Pantry
5'5" x 4'6" (1.67m x 1.38m)

Ground Floor w.c
6'6" x 4'6" (2.00m x 1.38m)

Workshop/Barn
39'9" x 22'2" (12.13m x 6.77m)

Rear Hall

Ground Floor w.c
8'11" x 7'8" (2.73m x 2.34m)

Lounge
18'6" x 15'1" (5.64m x 4.61m)

Kitchen Two
16'2" x 11'1" (4.95m x 3.40m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom
18'11" x 15'9" (5.78m x 4.81m)

En-Suite w.c.
9'6" x 5'1" (2.91m x 1.55m)

Dressing Area
7'8" x 6'3" (2.35m x 1.92m)

Bedroom
18'9" x 16'4" maximum (5.72m x 5.00m maximum)

Bathroom
12'7" x 8'4" (3.85m x 2.55m)

Bedroom
16'3" x 12'2" * (4.97m x 3.73m *)
*to wardrobes

Landing

Bedroom
12'5" x 11'3"* (3.81m x 3.43m*)
*into wardrobes

Bathroom
9'6" x 5'8" (2.90m x 1.73m)

SECOND FLOOR ACCOMMODATION

Landing

Bedroom
18'11" x 17'8" maximum (5.78m x 5.41m maximum)

Attic Room
37'11" x 19'3" (11.57m x 5.88m)

EXTERIOR

Front
Fully enclosed with brick wall and well manicured lawns and established shrubs. The pathway leads to the the entrance and the imposing two-storey porch with a moulded pediment.

Rear
Sweeping driveway for multiple vehicles, enclosed lawned section and access to multiple outbuildings including workshop, stables and garages. This also provides access to the established and fully enclosed orchard.

Directions
Leave Selby via Millgate/Wistow Road and follow the B1223 into the village of Cawood. Once in Cawood follow the road onto Wistowgate. At the mini roundabout, take a right onto Thorpe Lane and the property can be clearly identified by our Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING
Tenure: Freehold
Local Authority: North Yorkshire County Council
Tax Banding: G

Please note: The Tenure, Local Authority and Tax Banding 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.

UTILITIES, BROADBAND AND MOBILE COVERAGE
Electricity: Mains
Heating: LPG
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage 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.

AGENT NOTE
Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

AML FEE
Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

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.

MAKING AN OFFER
In order to comply with the Estate Agents (Undesirable Practices) 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.

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.

OPENING HOURS

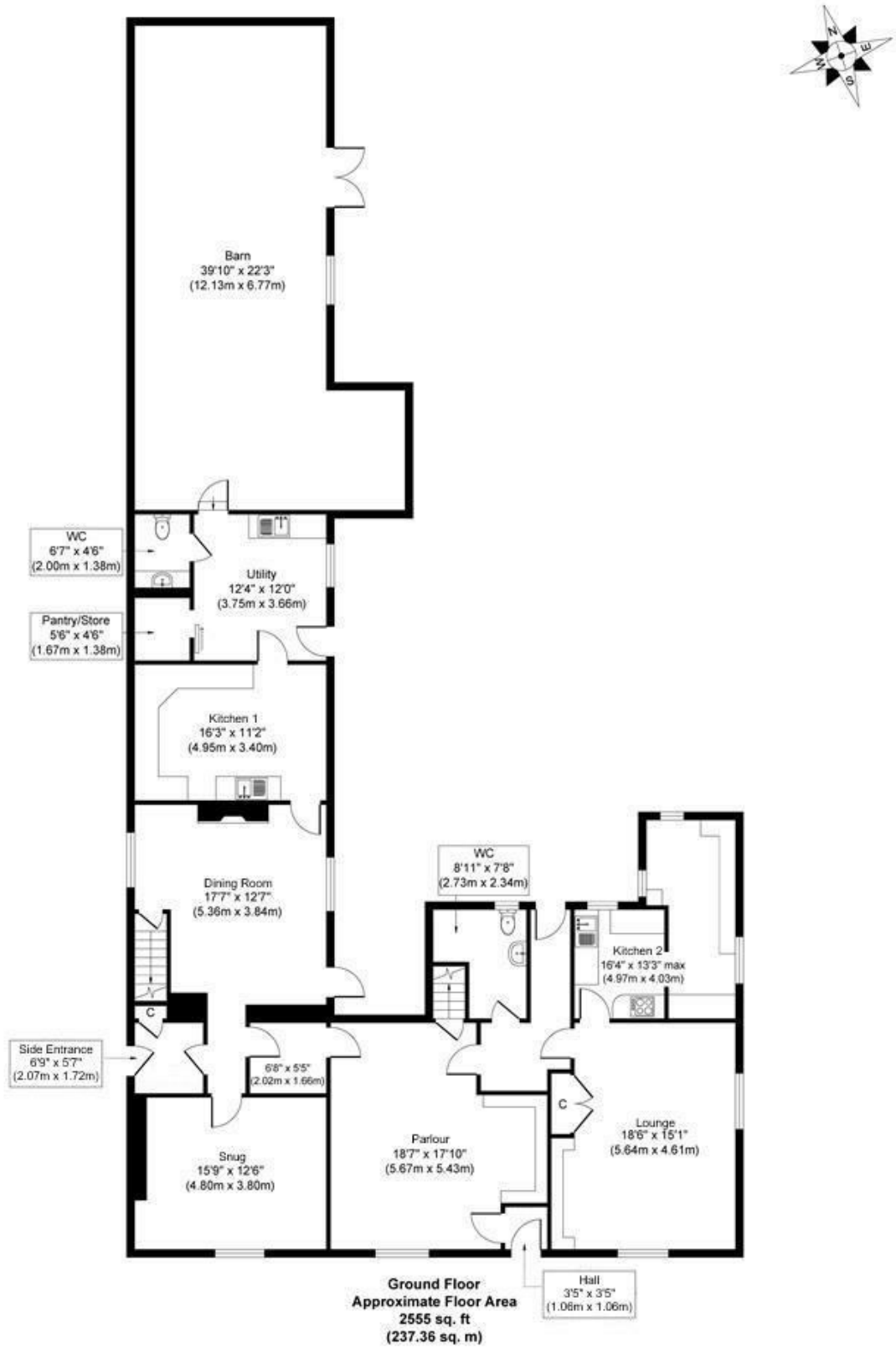
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT/CASTLEFORD - 01977 791133

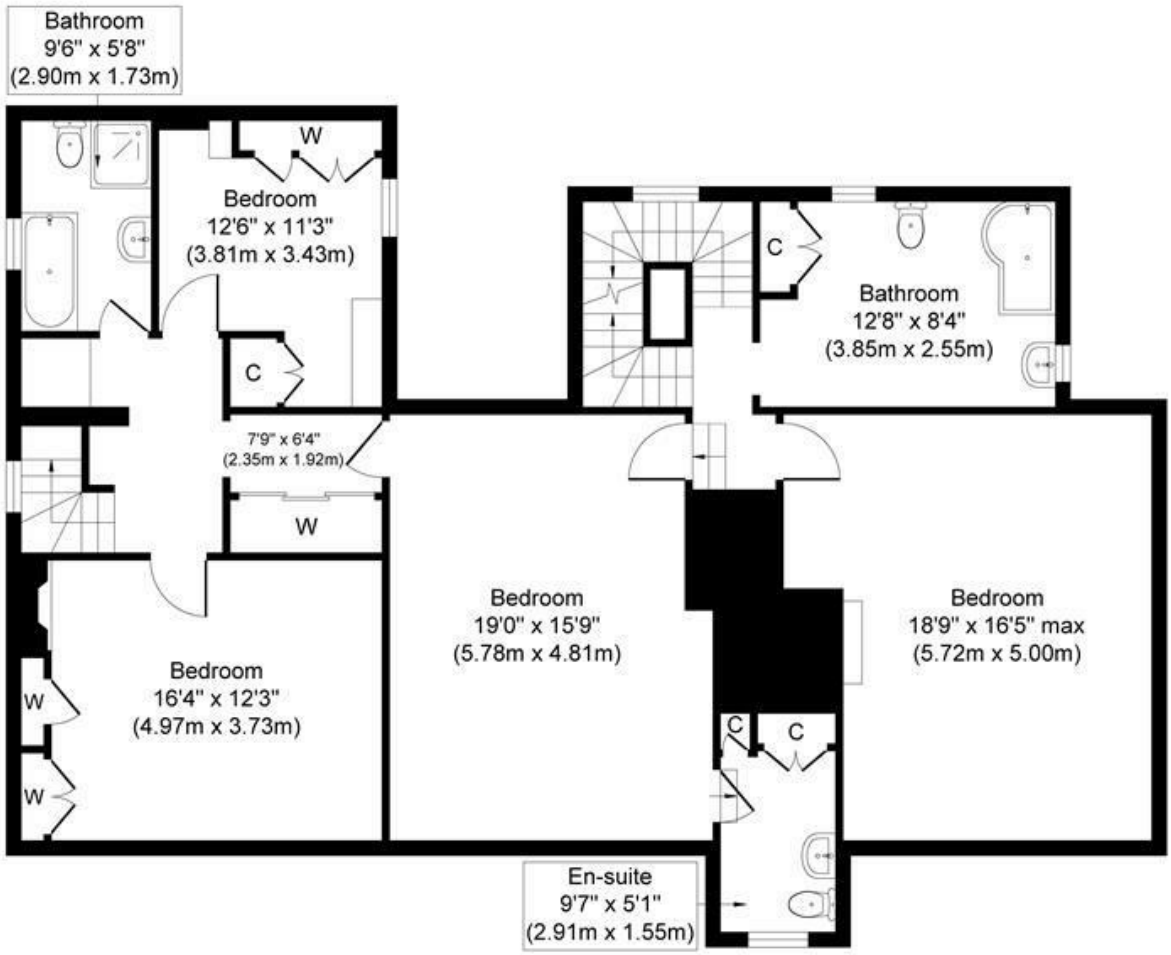
VIEWINGS

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.



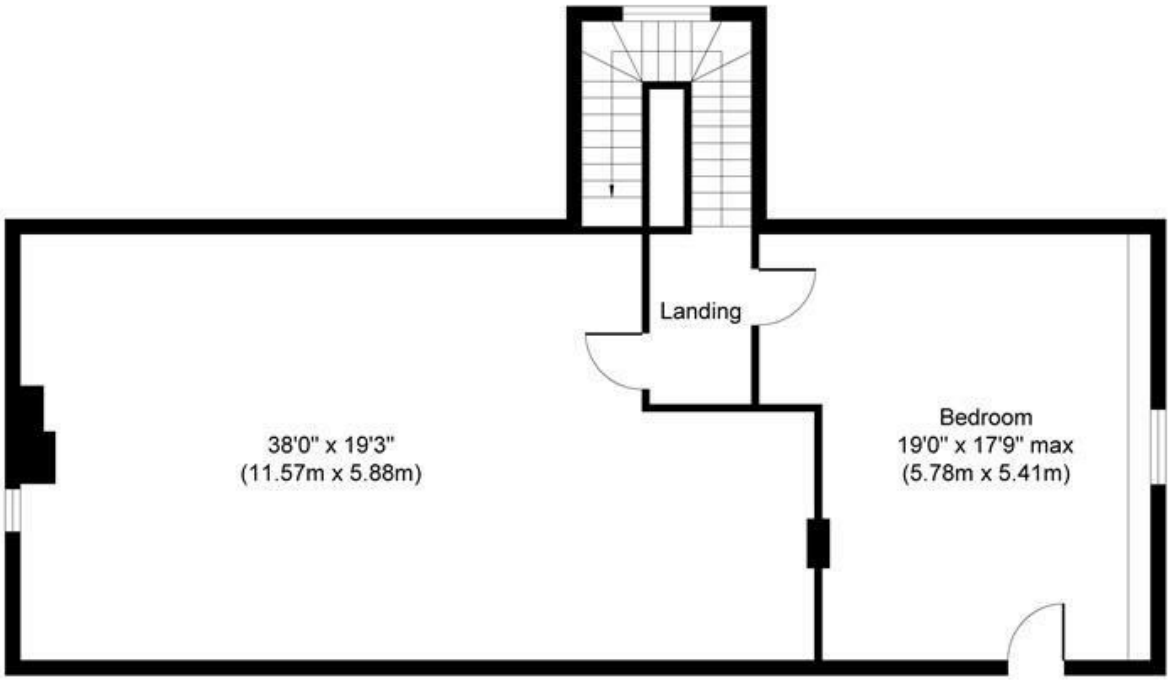
Ground Floor
Approximate Floor Area
2555 sq. ft
(237.36 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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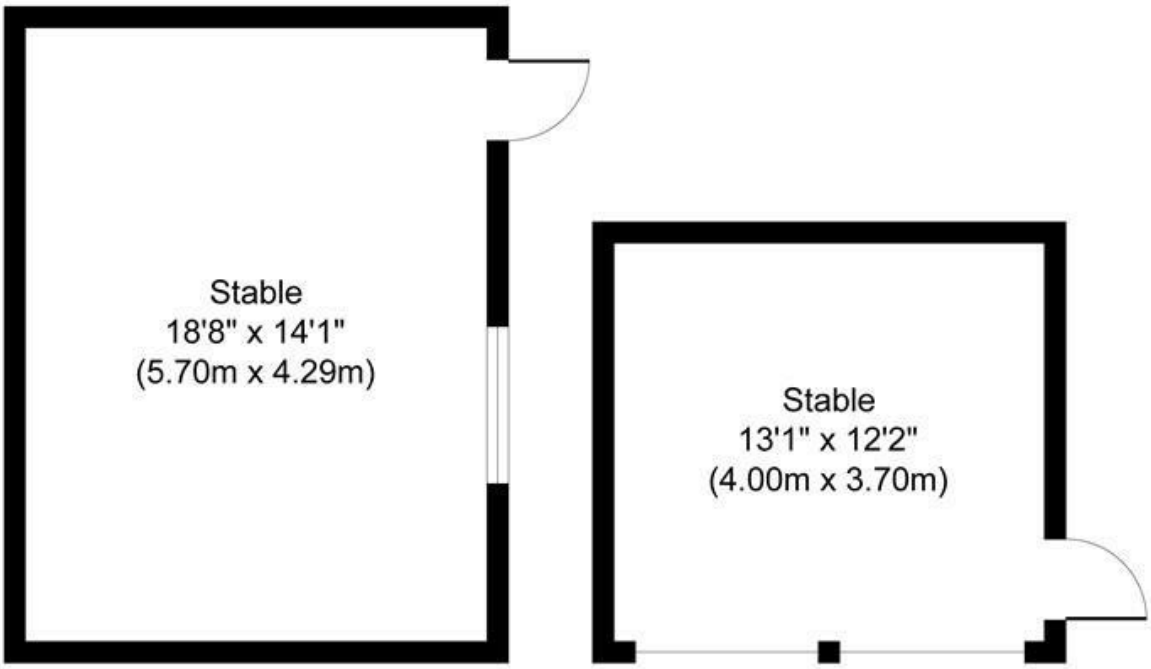
First Floor
Approximate Floor Area
1328 sq. ft
(123.40 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Second Floor
Approximate Floor Area
987 sq. ft
(91.67 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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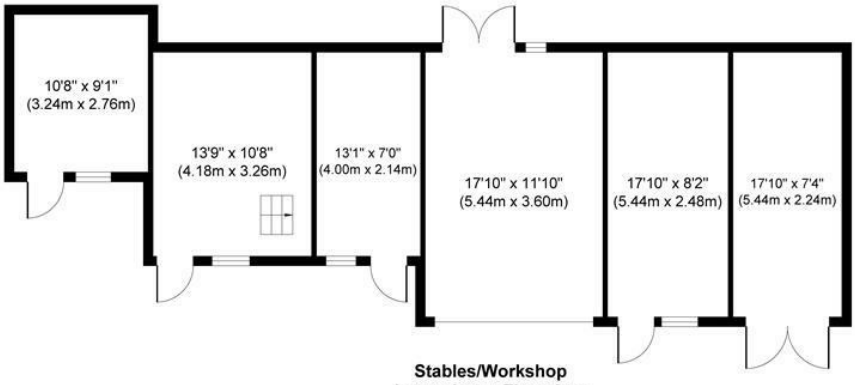
Stables
Approximate Floor Area
423 sq. ft
(39.25 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Stables/Workshop
Approximate Floor Area
853 sq. ft
(79.26 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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