



The Old Vicarage, Rythergate

Park Row

Offers Over £1,500,000

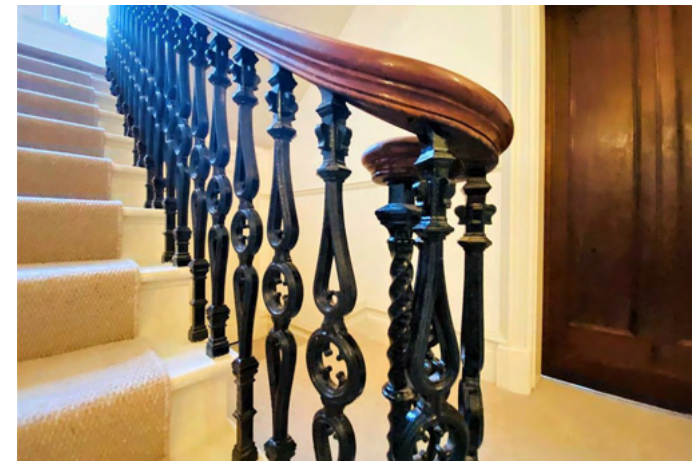
Cawood | Selby | YO8 3TP



Available for only the second time ever onto the open market! Built in the mid-19th Century, The Old Vicarage proudly occupies extensive private grounds within the heart of Cawood and offers a spectacular family home. The property has been sympathetically restored whilst maintaining many of the original features. All windows and doors, with the exception of the entrance door, are crafted from 'Accoya' timber. The attention to detail extends to the design of the window architrave which matches the pattern on the original interior panelled doors. The property has a Ground Source Heat Pump and the majority of the Ground Floor benefits from underfloor heating and is controlled by individual thermostatic control zones. Also installed is a full smoke detection system.

This impressive Victorian double-fronted property boasts of surrounding views of the substantial landscaped grounds which wrap around the property. Offering flexible living accommodation with the option of an Annexe with Lounge, Kitchen, Shower Room and Bedroom to the Ground Floor, the property also boasts of two further Reception Rooms, Kitchen and Ground Floor w.c. Upstairs are a further four bedrooms, three of which benefit from En-suite Bathrooms.

The historic village of Cawood gives residents the idyllic village life with local businesses and countryside walks on its doorstep, whilst being a prime location for commuter routes to York, Leeds and Harrogate.





GROUND FLOOR ACCOMMODATION

Entrance

Traditional original panel door leading through into:

Vestibule

5'11" x 5'2" (1.81m x 1.60m)

Traditional features including encaustic tile flooring, dado rail, cornice to ceiling and single glazed skylight window above entrance door. Traditional style contemporary heating radiator. Fire control panel. Further original timber door with single glazed frosted panels leading into:

Entrance Hall

20'3" x 17'5" (6.18m x 5.32m)

Encaustic tile flooring continuing to carpeted area. Cornice to ceiling, ceiling roses and dado rail. Stairs leading to First Floor Accommodation with balustrade and decorative metal spindles. Understairs storage cupboard housing underfloor heating matrix for the entire ground floor and further cloakroom. Smoke detection system and thermostatic zone control. Traditional panelled doors leading off.

Ground Floor w.c

7'11" x 4'1" (2.43m x 1.25m)

Timber framed double glazed frosted sash window to the front elevation. White low flush w.c with chrome fittings, white pedestal wash hand basin with taps over. Traditional style contemporary radiator and tile effect flooring.





Dining Room

14'2" x 12'2" (4.33m x 3.73m)

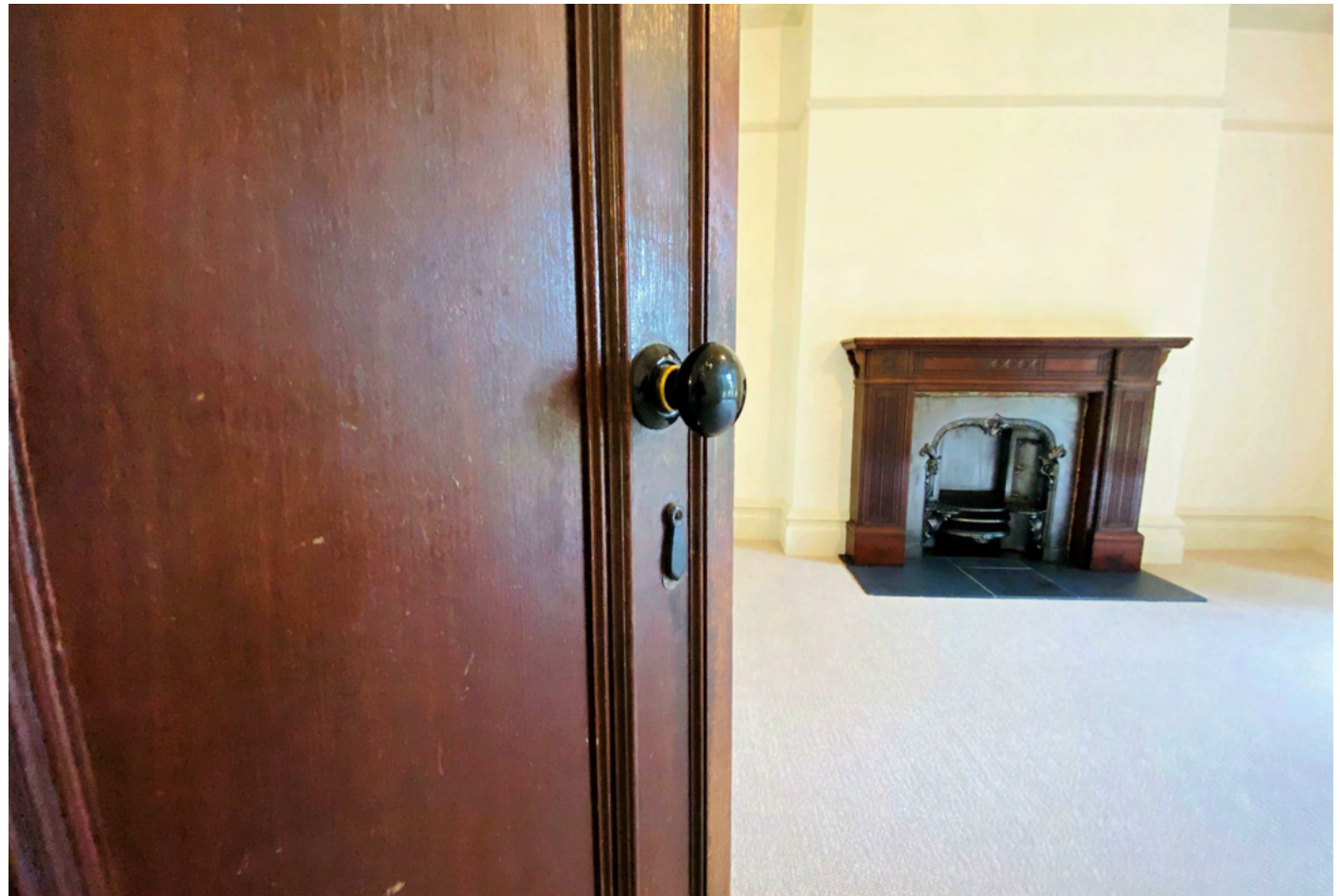
Feature marble fire surround, traditional cornice and decorative rose to ceiling, picture rail and dado rail. Corner shelving unit. Timber framed double glazed sash windows to both front and side elevations with traditional timber panels.



Sitting Room

19'4" x 16'11" (5.90m x 5.18m)

Traditional cast solid fuel fire with original restored timber fire surround and tiled hearth. Traditional cornice and decorative rose to ceiling, picture and dado rails. Timber framed double glazed 'French' style doors to the rear elevation giving spectacular views over patio and garden beyond with double glazed skylight window above and flanked by further full length, double glazed sash windows to each side with traditional timber panels.



Drawing Room/Annexe Lounge

18'0" x 16'7" (5.49m x 5.07m)

Original fireplace with feature marble fire surround with tiled hearth. Traditional cornice and decorative rose to ceiling, picture rail and alcove storage cupboards. Twin double glazed sash windows with traditional timber panels to the rear elevation giving views over the patio and grounds. Telephone point.

Inner Hall

8'1" x 5'7" (2.47m x 1.71)

Wood effect flooring and timber panel door leading into:

Rear Hall

14'2" x 5'6" (4.34m x 1.68m)

Accoya timber door with top section having double glazed panel flanked by further double glazed units to the rear elevation giving views over garden. Wood effect flooring and traditional timber doors leading off.



Shower Room

6'7" x 4'7" (2.01m x 1.40m)

Shower cubicle with fixed head chrome shower and chrome trimmed sliding door. The area is wet-walled to ceiling height. White low flush w.c with concealed cistern and chrome controls. White wash hand basin with chrome mixer tap over set into grey vanity unit. Tile effect flooring benefitting from underfloor heating.



Annexe Bedroom

13'1" x 9'3" (4.00m x 2.82m)

Timber framed double glazed sash windows to front and side elevations.



Annexe Kitchen

12'7" x 10'7" (3.85m x 3.23m)

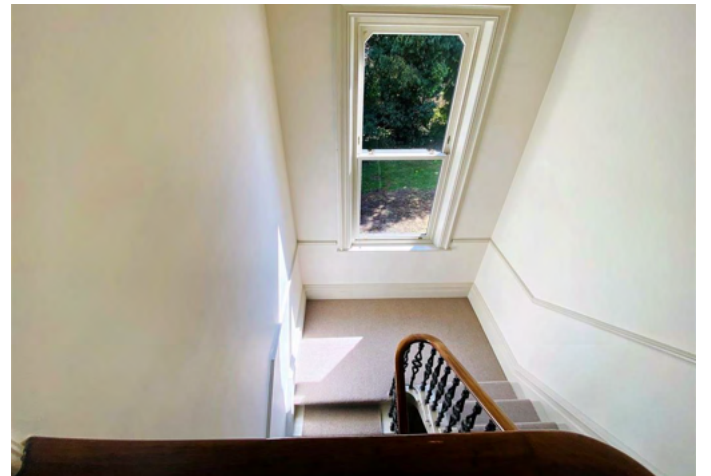
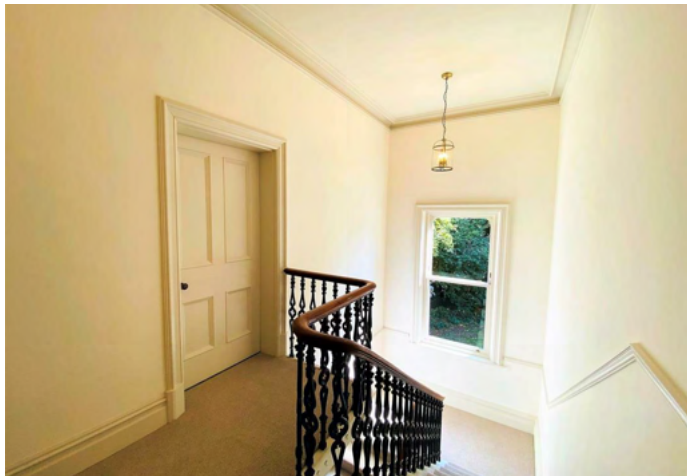
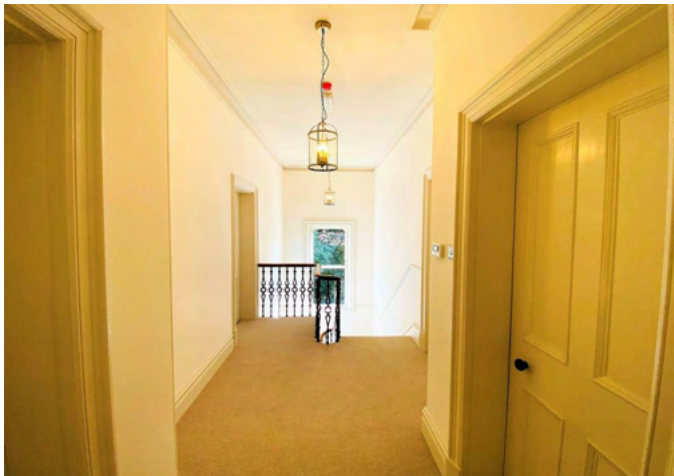
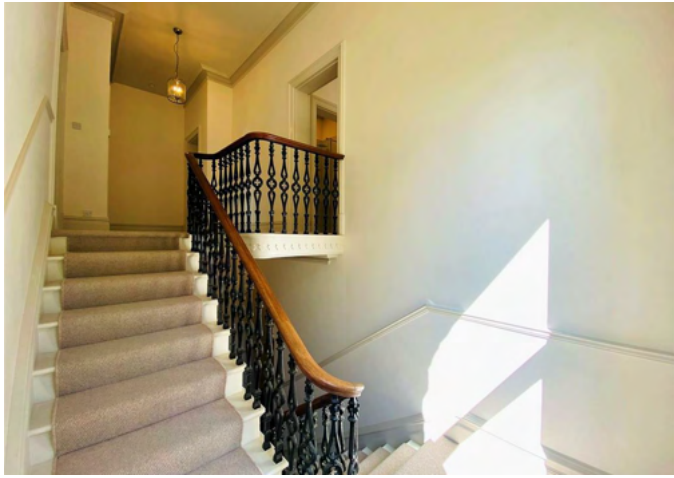
Range of grey fronted 'Shaker' style base and wall units with brushed chrome handles. One and a half bowl white ceramic sink and drainer with mixer tap over set into solid wood work surface and breakfast bar area. Integrated appliances include: electric oven, four ring ceramic hob, brushed steel extractor fan over benefitting from downlighting, refrigerator, freezer, dishwasher and washing machine. Timber framed double glazed sash window to the front elevation giving views over garden. Wood effect flooring. Traditional timber door leading into:

Kitchen

16'0" x 15'7" (4.88m x 4.77m)

Range of grey fronted 'Shaker' style base units with brushed chrome handles. White ceramic single bowl sink and drainer with mixer tap over set into solid wood work surface. Integrated appliances include: electric oven, four ring ceramic hob with brushed steel electric extractor fan over benefitting from downlighting, full height refrigerator and freezer, dishwasher, washing machine and dryer. Twin double glazed sash windows to the front elevation giving views over garden and driveway. Storage cupboard, traditional style radiators and wood effect flooring.





FIRST FLOOR ACCOMMODATION

Galleried Landing

Timber framed double glazed sash window to the side elevation giving views over garden. Traditional features continue with decorative balustrade and metal spindles, cornice to ceiling and dado rail. Control panel for heating system. Traditional doors leading off.

Principle Bedroom

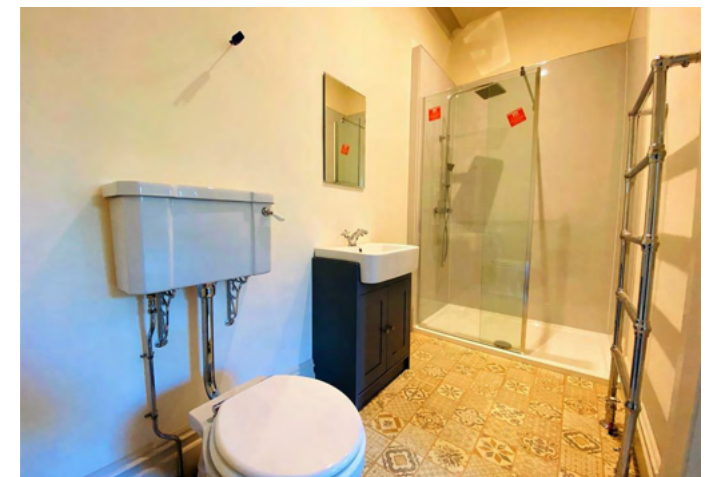
17'11" x 16'7" (5.48m x 5.07m)

Traditional inset cast fireplace with decorative fire surround and stone hearth. Cornice to ceiling and picture rail. Twin timber framed double glazed sash windows to the rear elevation giving spectacular views over the grounds. Alcove storage cupboards. White roll-top, claw-footed bath with chrome mixer tap and shower attachment over, set on pedestal platform. Three traditional styled contemporary central heating radiators. Door leading off.

En-suite

11'0" x 5'6" (3.37m x 1.70m)

Traditional cornice to ceiling. Shower cubicle with chrome trimmed door housing 'Aqualisa' shower with fixed head over with chrome controls. The area is wet-walled to three-quarter height. White low flush w.c with chrome fittings. White wash hand basin with mixer tap over set into grey vanity unit. Chrome heated towel rail and tile effect flooring.







Bedroom Two

17'0" x 15'0" (5.19m x 4.59m)

Traditional inset fireplace with decorative fire surround and cornice to ceiling. Twin timber framed double glazed sash windows to the rear elevation giving views over grounds. Three traditional style radiators.





Bedroom Three

16'9" x 15'7" (5.13m x 4.75m)

Traditional inset fireplace with decorative fire surround, traditional cornice to ceiling and alcove storage cupboard. Two traditional style radiators. Timber framed double glazed

sash window to the front elevation giving views over garden and driveway. Telephone point. Door leading into:

En-suite

6'9" x 5'10" (2.08m x 1.79m)

Traditional cornice to ceiling.

Timber framed double glazed sash window to the front elevation giving views over garden and driveway. Shower cubicle with chrome trimmed door housing 'Aqualisa' shower with fixed head over with chrome controls. The area is

wet-walled to three-quarter height. White low flush w.c with concealed cistern and chrome controls. White wash hand basin with mixer tap over set into grey vanity unit. Traditional style radiator and tile effect flooring.



Bedroom Four

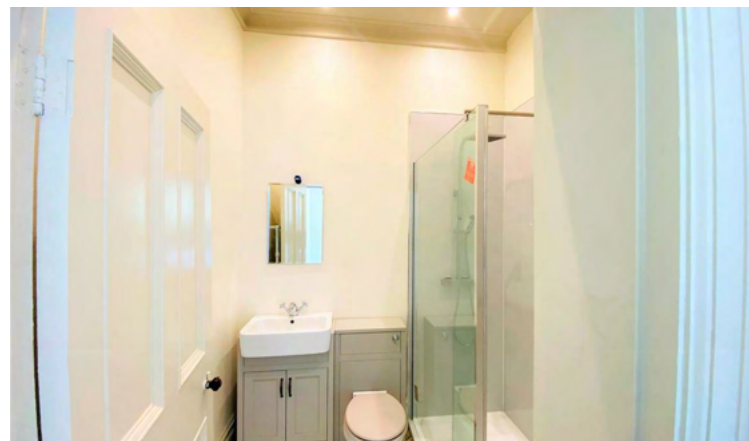
14'0" x 13'0" (4.28m x 3.98m)

Traditional inset cast fireplace with decorative timber fire surround, traditional cornice to ceiling and alcove storage cupboard. Twin timber framed double glazed effect windows to two aspects; front and side elevations. Two traditional style radiators. Door leading off into:

En-suite

6'9" x 5'10" (2.08m x 1.78m)

Traditional cornice to ceiling. Shower cubicle with chrome trimmed door housing 'Aqualisa' shower with fixed head over with chrome controls. The area is wet-walled to three-quarter height. White low flush w.c with concealed cistern and chrome controls. White wash hand basin with mixer tap over set into grey vanity unit. Chrome heated towel rail and tile effect flooring. Loft access.





EXTERIOR

Front

Bricked entrance porchway with outside lighting and stone floor which leads down to the front of the property. Flood-lighting on 'PIR' sensor. Decorative stone driveway/hardstanding with brick-blocked edgings. The landscaped garden is laid to lawn with mature established trees and shrubs. Horseshoe driveway which sweeps along, dividing the front garden and the property. This is accessed by wrought iron vehicular and pedestrian gates.

Further pedestrian access door giving access into decoratively stoned courtyard area with brick built storage units and plant room.

Boundaries are defined via a brick wall with coping and timber fencing.

Aperture flowing through into:

Rear

Outside light and floodlights on 'PIR' sensors. Decorative stone patio area and pathway running along the rear of the property with herbaceous borders. The grounds include established shrubs, and trees including various fruit trees and a rare 'Indian Bean' tree. Electrical points are available throughout the rear. Boundaries are defined by timber and mesh fencing and brick wall. The garden continues to the side of the property leading back to the driveway.







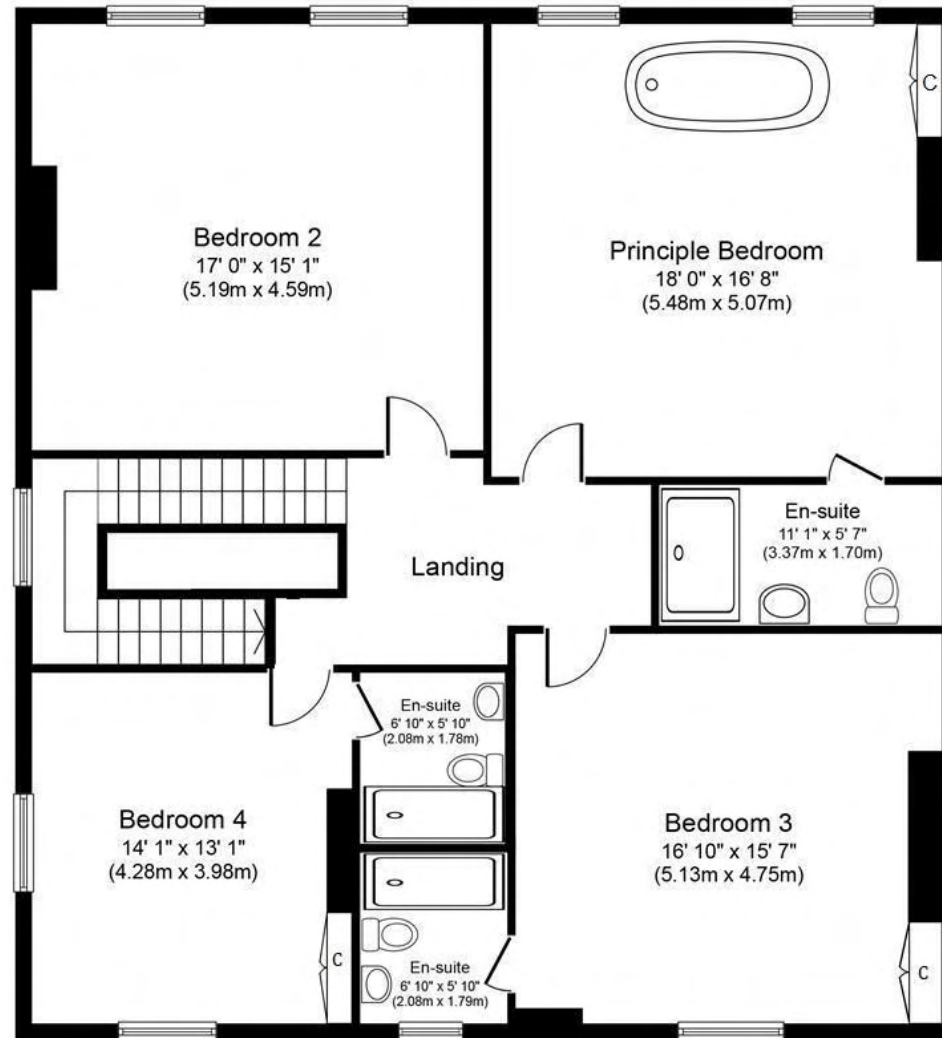




Ground Floor
Approximate Floor Area
1,996 sq. ft.
(185.4 sq. m.)

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
1,448 sq. ft.
(134.5 sq. m.)

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Park Row

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



AGENT NOTE

Covenants need to be observed regarding the preservation of the property and its grounds.

Directions

From Selby take the B1223 through Wistow into Cawood. On entering the village proceed along Wistowgate to the roundabout and turn right into Thorpe Lane. Proceed across the traffic lights in the centre of the Village onto Rythergate where the property will be found on the left hand side clearly identified by a Park Row 'For Sale' board

Tenure

Freehold

Council and Tax Banding

Council: Selby District Council
Tax Banding: F

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 & 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 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.

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:

GOOLE - 01405 761199
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.



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