



THE OLD MILL, OLD ROAD, CAWOOD  
Offers IRO £495,000

Carter Jonas

# THE OLD MILL, OLD ROAD, CAWOOD, YO8 3SP

The Old Mill is situated in the historic centre of Cawood village, quietly set on the banks above the river Ouse. This row of period houses presents a very pretty picture, a hidden gem with riverside views and walks from the doorstep.

There is likely to have been a mill on the site for many centuries; the property that stands today is thought to date from the 1800s, and whilst updated in recent years it retains its character and individual charm.

Presented over 3 floors, the accommodation has been beautifully maintained and upgraded with stylish fittings and bright, neutral decor. To the ground floor, there is an extended kitchen diner, 2 reception rooms, a utility room and cloakroom. On the first and second floors- the master bedroom benefits from an en suite bathroom, with 4 further double bedrooms served by a house bathroom.

The garden lies to the front of the house, a lawned area leading to a riverside decked terrace with fabulous views. A haven for wildlife and water lovers, the area is enveloped by mature trees creating a particularly private and leafy retreat.

The property enjoys a scenic and peaceful location above the banks of the river Ouse, where Old Road meets Water Row, a footpath lined to one side with pretty period houses and leading to wonderful riverside walks. There is a driveway area for parking approx. 2 vehicles to the front of the house, and additional space on Old Road if required.

Cawood, once the home of the Archbishop of York, is a historic and highly regarded village with roots going back to the 10th century. Over the centuries, it has grown into a sizeable village offering a wide range of facilities including a post office and store, three pubs, a primary school and sports centre. Conveniently situated midway between York and Selby, it offers easy access to the A1, A64, M62 and Leeds.

Agents note: The Old Mill is sited at the start of "Wolsey Walk", named after Cardinal Wolsey and it is reported that the famous "Humpty Dumpty" nursery rhyme was created when Cardinal Wolsey attempted to board the royal barge at the foot of The Old Mill's front garden on the river deck. The Cardinal bumped his head as he joined the barge and sadly died en route to London.

**A CHARACTERFUL 5 BEDROOM DETACHED HOUSE SITUATED IN A PEACEFUL RIVERSIDE LOCATION IN THE HISTORIC VILLAGE OF CAWOOD.**



**TENURE: Freehold**

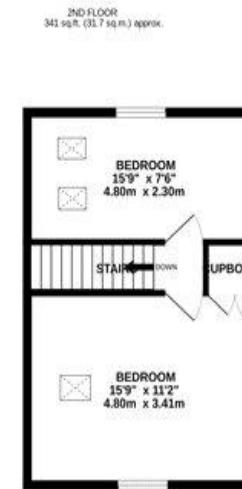
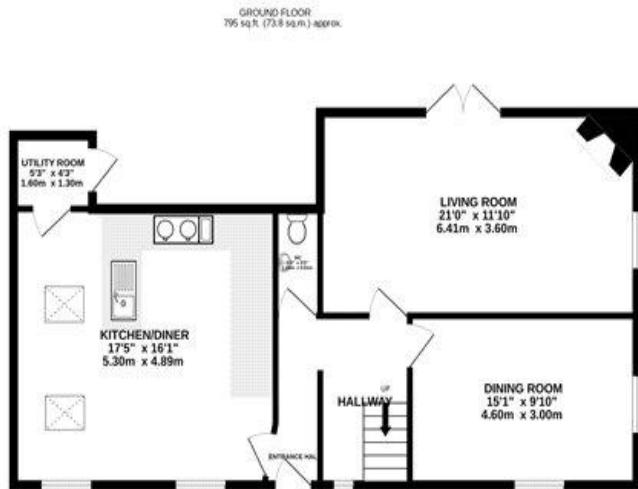
**COUNCIL TAX: A EPC BAND: E**



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TOTAL FLOOR AREA : 1823 sq.ft. (169.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B2-H)	A		
(E1-9)	B		
(E8-80)	C		
(E9-68)	D		
(G1-54)	E		
(G1-38)	F		
(H1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales		78	48

York 01904 558200

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

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