



Broad Lane, Cawood, Selby

£360,000

Stephensons
estate agents & chartered surveyors

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Est. 1871

32 Broad Lane,
Cawood YO8 3SQ

£360,000

Welcome to Gatekeepers House, a beautifully charming residence that has been skilfully extended and comprehensively modernised in recent years.

Originally dating back to the mid-1850s, Gatekeepers Cottage once served as the gatekeeper's house for the historic Cawood Railway Station. When the current owners acquired the property in 2019, it was a tired home in need of care. Since then, they have embarked on a meticulous programme of renovation and modernisation, transforming it into the stunning home it is today.

In 2022, major works were undertaken, including the successful construction of a single-storey rear extension and a complete reconfiguration of the kitchen to create a stunning open-plan living and dining area.

Built in heritage-style antique brick with an apex roof and bespoke grey bi-fold doors, the extension has become an invaluable addition to the property—enhancing the flow of the ground floor and creating a seamless connection between indoor and outdoor living spaces.

Upon entering the home, you are welcomed into a small entrance lobby providing access to the lounge, with stairs rising to the first-floor accommodation.

The lounge sits to the front of the property and offers a warm yet spacious setting, with dual-aspect windows to the front and side elevations. A centrally positioned inset log burner provides a charming focal point, while an understairs cupboard offers useful storage.

From the lounge, a doorway leads through to the impressive open-plan kitchen and living space. The kitchen features an extensive range of Shaker-style wall and base units finished with luxurious black granite worktops and centred around a generous island. A selection of high-quality integrated appliances ensures both style and practicality.





The extension maximises the available space beautifully, boasting vaulted ceilings and abundant natural light through twin Velux windows and large bi-fold doors. This bright and versatile area provides the perfect setting for both everyday family living and entertaining guests.

The ground floor is further enhanced by a secondary house bathroom, which has been recently updated by the current owners. This stylish space features a modern walk-in shower, a vanity unit with hand wash basin, and a low-flush WC. There is also a useful built-in storage area, adding to the practicality of the room.

Ascending to the first floor, a landing provides access to two generously proportioned double bedrooms and the main house bathroom. Both bedrooms are well-presented, offering ample space and comfort, each complemented by a double-glazed window and a central heating radiator.

Externally, the property enjoys a prominent position along Broad Lane, with a beautifully presented front garden enclosed by a low-level stone wall and complemented by established shrubs to the left-hand side.

To the rear, the garden has undergone a significant transformation to mirror the quality of the interior. Extensive landscaping works have been carried out, including new fencing and carefully designed screening to enhance both aesthetics and privacy. Mature trees now provide a natural sense of seclusion, creating a tranquil and enclosed outdoor retreat.

Immediately beyond the property lies a newly laid Indian stone patio, offering the perfect space for outdoor dining and relaxation. This leads onto a well-balanced lawned area, ideal for enjoying the garden throughout the seasons. In addition, a timber-framed storage shed is situated to the side of the extension, providing practical outdoor storage.

Tenure: Freehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: 65 (D)

Council Tax: North Yorkshire Council Band B

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.



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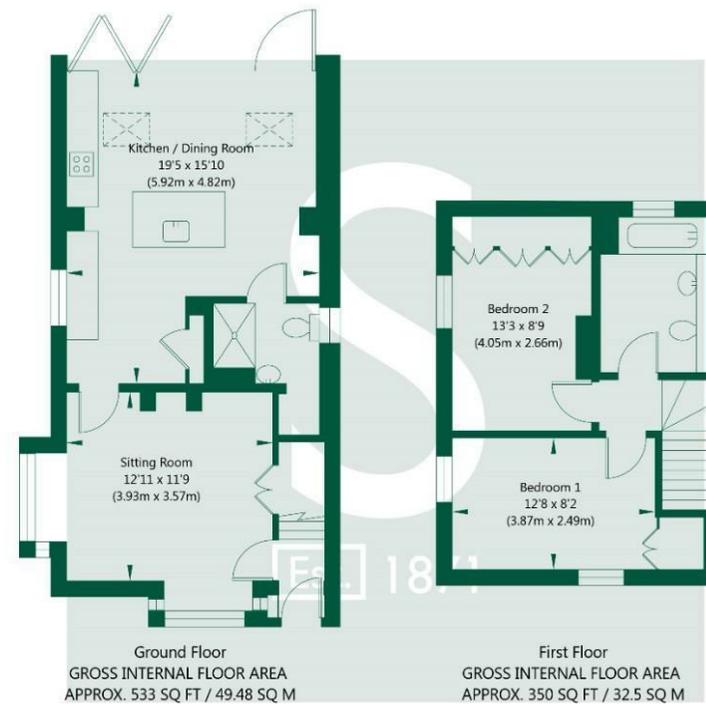
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APPROXIMATE GROSS INTERNAL FLOOR AREA 883 SQ FT / 81.98 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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