



Adam Hymas

BESPOKE PROPERTY

AGENCY



● Lilac Cottage, Main Street, Amotherby, Malton, YO17 6UN ●

# Property Description

Lilac Cottage, is a cleverly extended four-bedroom home in the heart of the popular village Amotherby. This delightful home seamlessly blends traditional and modern comforts.

Upon entering, you'll find a warm and inviting family lounge that exudes character. This room features a fitted multi-fuel stove, bespoke storage cabinets, LTV flooring and a charming fitted oak windowsill seat, all contributing to a quintessential country cottage atmosphere.

The kitchen has a large island with a fitted induction hob and a feature ceiling extractor hood. Traditional wall and base units span the full width of the kitchen, providing ample amounts of storage space. The kitchen flows effortlessly into the open-plan dining room, perfect for family meals and entertaining guests. French doors lead out to the beautifully landscaped rear garden, creating a seamless indoor-outdoor living experience.

Heading to the first floor there are four spacious bedrooms. The master bedroom is fitted with his and hers wardrobes and an en-suite bathroom.

The en-suite is a modern contemporary design, fitted with a walk-in shower.

Bedrooms two and three are double rooms with bedroom four being a single-sized room, perfect for a nursery or additional office space.

The spacious family bathroom is fully tiled from floor to ceiling and features a bath and separate shower cubicle.

Externally, the beautifully landscaped garden is a true sanctuary, boasting multiple patio seating areas and stone-built retaining walls. An additional Indian sandstone patio and pathway ensure that the sun can be accessed at all times of the day. The garden contains a wide array of flowers, fig, apple, and pear trees, and a sweeping mature grass lawn.

At the bottom of the garden, you'll find a convenient external work-from-home office space. Additionally, there is a timber-built garage and multi-car driveway which is accessible via Cherry Tree Walk.

Don't miss the opportunity to make this fantastic property your home. Call Bespoke Property Agency to arrange a viewing today!



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Located in the heart of the popular village Amotherby

Four spacious bedrooms

Beautifully landscaped gardens

True character property with lots of bespoke features

Driveway with parking space for multiple vehicles



## Location

Lilac Cottage, Main Street, Amotherby, Malton,  
North Yorkshire, YO17 6UN

Amotherby is a highly desirable village location to live, located between Malton and Hovingham, providing the charm of rural country living while being just three miles from the market town Malton. The village boasts a primary school, church, and a well-loved pub/restaurant. In nearby Malton, residents can enjoy a variety of amenities including gyms, coffee shops, supermarkets, restaurants, and a railway station offering regular services to York and the East Coast. The village also benefits from easy access to the A64, ensuring excellent road connections to York, Leeds, and the A1(M).



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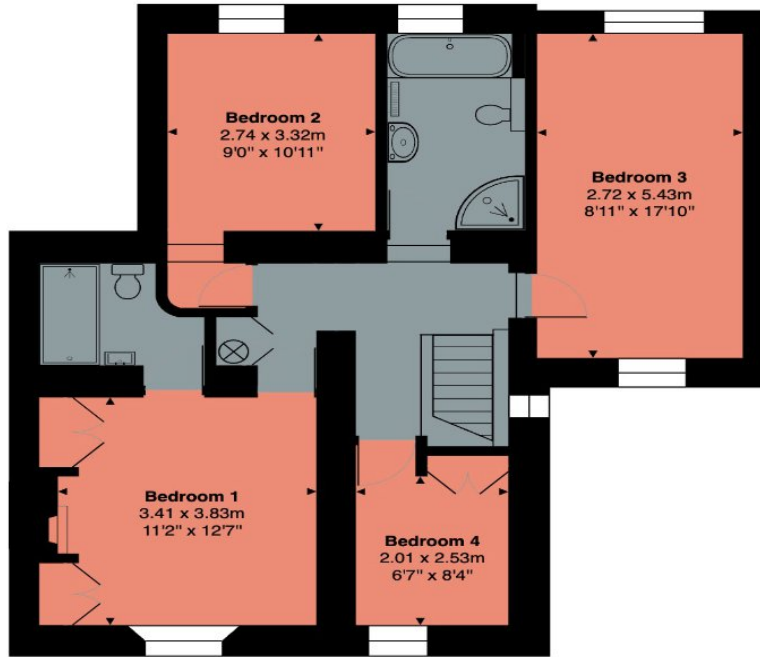
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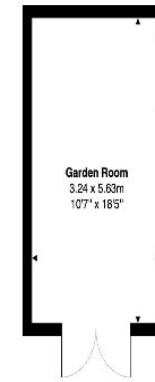




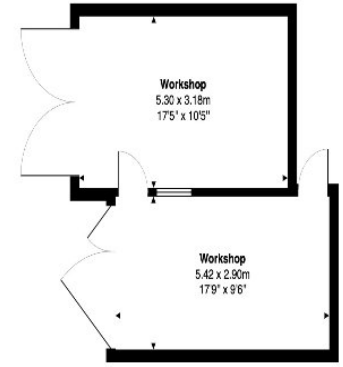
**Ground Floor**  
Gross Internal Area: 73.6 m<sup>2</sup> ... 792 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup>



Gross Internal Area: 18.2 m<sup>2</sup> ... 196 ft<sup>2</sup>



Gross Internal Area: 32.7 m<sup>2</sup> ... 352 ft<sup>2</sup>



Gross Internal Area: 144.7 m<sup>2</sup> ... 1557 ft<sup>2</sup> (excluding garden room, workshop)

All measurements are approximated for display purposes only and should be independently verified  
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**Entrance Porch**

LVT Flooring, Window to side aspect, Door to front aspect

**Entrance Hall**

LVT Flooring, built-in shoe and coat cupboard with automatic lighting

**Lounge**

3.82 x 5.73 m (maximum)  
Large multi-fuel stove, LTV Flooring throughout, Two windows to front aspect, oak window sill seat, oak beam fireplace mantle, bespoke fitted cupboards and shelving

**Dining Room**

2.74 x 4.16 m  
Open plan to kitchen, window to rear aspect, window to side aspect, radiator, vinyl flooring

**Downstairs W/C**

Access to downstairs W/C via the utility room, W/C, window to rear aspect, tiled flooring

**Utility Room**

2.80 x 1.68 m  
Bespoke fitted wall and base units, plumbing for washing machine, sink drainer, spotlights, LTV Flooring, Oak worktops, space for standing fridge freezer, access to downstairs W/C

**Kitchen**

3.33 x 4.50m (maximum)  
Breakfast island fitted with an electrical induction hob, feature ceiling cooker hood, wall and base units, sink drainer, plumbing and space for dishwasher, space for fridge, spotlights, tiled floor, under counter LEDs, french doors to the rear garden.

**Landing**

Well-lit landing space, window to side aspect, loft hatch access, radiator, airing cupboard housing water cylinder

**Bedroom One**

3.83 x 3.41 m (maximum)  
Master bedroom, double in size, window to front aspect, fitted carpet, his and hers fitted wardrobes, ceiling fan, en-suite bathroom

**En-suite (Bedroom One)**

Contemporary walk-in shower concealed digital shower control valve, wash hand basin with fitted vanity unit, tiled flooring, tiled walls, window to rear, spotlights

**Bedroom Two**

2.74 x 3.32 m (plus recess)  
Double in size, fitted wardrobes, window to rear, fitted carpets, radiator

**Bedroom Three**

5.43 x 2.72 m  
Double in size, window to front aspect, window to rear aspect, fitted carpets

**Bedroom Four**

2.53 x 2.01 m (plus recess)  
Single in size, fitted storage cupboard, fitted carpet, window to front aspect, additionally could be used as a nursery or work from home office.

**Family Bathroom**

Floor to ceiling tiled walls, tiled floors, separate shower cubicle, electric shower, bath, wash hand basin with fitted vanity cupboard, W/C, concealed flusher controls, contemporary towel radiator, spotlights, window to the rear aspect

**Rear Garden**

Beautifully landscaped garden, multiple garden patio seating areas, stone-built retaining walls, sweeping mature grass lawn, well-presented hedge boundaries, fence to side, timber sleeper raised flower beds, fig, pear and apple trees, second patio seating area to side aspect, Indian sandstone path and steps to patio, brick built coal bunker, small feature pond.

**Garden Room**

3.24 x 5.63 m  
Situated at the rear of the garden, french doors to front aspect, window to side aspect, skylight, vinyl floor, spotlights, alarm linked to the main property, power and lighting, ceiling socket for the projector.

**Workshop/Garage**

3.18 x 5.30 m  
Timber built, power and light, side hinged garage doors, lean to shed attached (2'90 x 5'42 maximum).

**Parking**

Access to the rear driveway and garage via Cherry Tree Walk, space for multiple vehicles.

**Additional Information**

The property has an alarm system linked to the outside garden room.





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PRS Property Redress Scheme

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



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