



Adam Hymas

BESPOKE PROPERTY

AGENCY



● East View, Main Street, Amotherby, Malton, North Yorkshire, YO17 6UN ●

Property Description

East View is an extended three double-bedroom family home in the heart of the popular village of Amotherby. This property seamlessly blends traditional character with modern comforts.

Upon entering, you'll find a warm and inviting open-plan family lounge and dining area that exudes character. This room features an open fire and stunning exposed beams, contributing to a quintessential country cottage atmosphere. The space has been cleverly extended at the rear, providing a modern open-plan area perfect for family dining. The extension, completed by a highly regarded local builder, is equipped with sliding patio doors that open onto the beautifully landscaped south-facing gardens, seamlessly bringing the outdoors inside.

The kitchen is spacious, featuring an array of high-quality wall and base units that span its full width. It flows effortlessly into a practical utility room, which provides direct access to the rear garden.

Heading to the first floor, you'll find three generously sized bedrooms. The master bedroom is fitted with sliding wardrobes and benefits from an en-suite bathroom.

The en-suite boasts a contemporary design and is fitted with a shower cubicle.

Bedrooms two and three are also spacious double rooms, featuring stunning exposed ceiling beams and offering picturesque views over the rear garden.

The spacious family bathroom showcases elegant panelled walls and includes both a bath and a separate shower cubicle.

Externally, the beautifully landscaped garden is a true sanctuary, boasting a stunning patio seating area, stone-built retaining walls, and an array of flowers, as well as apple, and plumb trees. A sweeping mature lawn completes the idyllic setting.

At the bottom of the garden, you'll find a double detached garage and a carport. The rear garden also features a large gravel parking area, providing secure parking for multiple vehicles. The rear driveway 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!



Located in the heart of the popular village

Three spacious bedrooms

Large beautiful landscaped gardens

True character property with lots of bespoke

Driveway with parking space for multiple vehicles



Location

East View, Main Street, Amotherby, Malton,
North Yorkshire, YO17 6UN

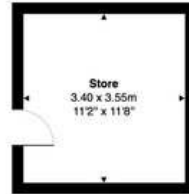
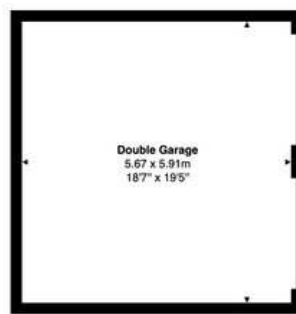
Amotherby is a highly desirable village location to live, located on the B1257 between Malton and Hovingham, providing the charm of rural country living while being just three miles from the market town Malton. The village boasts a primary school, church, and a well-loved pub/restaurant. In nearby Malton, 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).



TEL: 01653 524181

WHATSAPP: 07470061481

EMAIL: Enquiries@bespokepropertyagency.co.uk



Gross Internal Areas

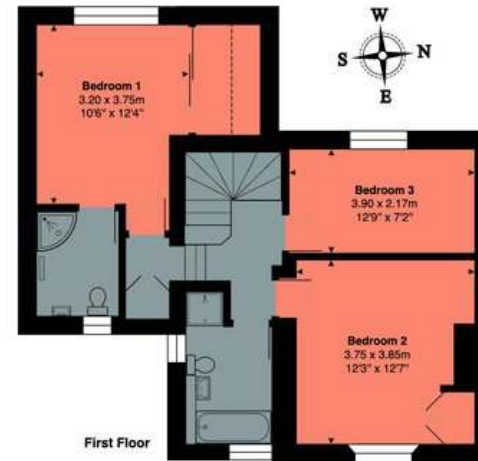
Main House: 133.5m² ... 1,438ft²

Garage: 33.5m² ... 361ft²

Store: 12.1m² ... 130ft²

Total: 179.2m² ... 1,929ft²

All measurements are approximated for display purposes only and should be independently verified.
Copyright © 2025 Matt Hillier Photographer
www.matthillier.co.uk



Entrance Porch
Carpet flooring, door to front aspect, under stairs storage

Cloakroom
Wash hand basin with vanity cupboard, window to side aspect, radiator, w/c, vinyl flooring.

Lounge / Diner
3.65 x 8.81 m
Open plan lounge diner, open fire, stunning fireplace surround, window to front aspect, sliding patio doors to rear aspect leading to the garden patio, carpet flooring, three radiators, exposed ceiling beams, rear extension completed by local reputable builders.

Study
1.80 x 2.67 m
Carpet flooring, windows to side and front aspect, radiator

Kitchen
2.63 x 4.62 m
Windows to rear and side aspect, kitchen wall and base units, integrated fridge freezer, electric oven, gas hob, extractor hood, larder storage cupboard, space for kitchen table, tiled flooring, tiled splash backs.

Landing
Spiral staircase, exposed wood beams, carpet flooring, linen cupboard

Bedroom One
3.20 x 3.75 m
Double in size, sliding fitted wardrobes, oak effect laminated floor, window to rear aspect, en-suite bathroom.

En-suite
Window to front aspect, laminated flooring, heated towel rail, shower cubicle, w/c, wash hand basin with fitted storage cupboard, mirror with LED lighting, spotlighting

Bedroom Two
3.75 x 3.85 m
Double in size, window to front aspect, carpet flooring, radiator, exposed character beams, loft hatch access.

Bedroom Three
3.90 x 2.17 m
Double in size, window to rear aspect, exposed character beam, carpet flooring, radiator

Family Bathroom
Window to front and side aspect, separate shower cubicle, enclosed panelled bath, wall panelling, radiator, laminated flooring, wash hand basin with vanity cupboard.

Rear Garden
Paved patio seating area, stone-built retaining walls, stepped stone path leading to the garden lawn, mature grass lawns, enclosed garden, swing gate entrance to the rear, lockable stone-built outbuilding, and a double detached garage, carport, flower beds and a variety of fruit trees.

Double Garage
5.91 x 5.82 m
Double detached garage with car port, two up and over doors, power and light.

Outbuilding
Stone built outbuilding to the rear

Parking
Gated access to the rear gravel driveway, and multiple-vehicle parking spaces.

Front of Property
Fully rendered property, gated access to the front, raised stone retaining walls, side gate access to the rear garden

Additional Information
Oil fired central heating system
Stone extension at the rear

Disclaimer
Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer.





No statement or representation of fact, whether in written or verbal form and whether or not contained in these particulars ("Information"), should be relied upon as a description or indication of the property or its value. Bespoke Property Agency and the seller have no authority to make any representations, and any Information provided is entirely without responsibility on their part. Photographs (including artists' impressions) depict specific areas of the property at the time of capture. All areas, measurements, or distances provided are approximate. Any mention of alterations or usage of any part of the property is not a confirmation of obtaining necessary planning, building regulations, or other consents. Verification of such matters is the responsibility of any intending buyer. It is the buyer's responsibility to ensure the accuracy of any Information provided, either through inspection or other means.



TEL: 01653 524181

WHATSAPP: 07470061481

EMAIL: Enquiries@bespokepropertyagency.co.uk



Adam Hymas

BESPOKE PROPERTY

AGENCY