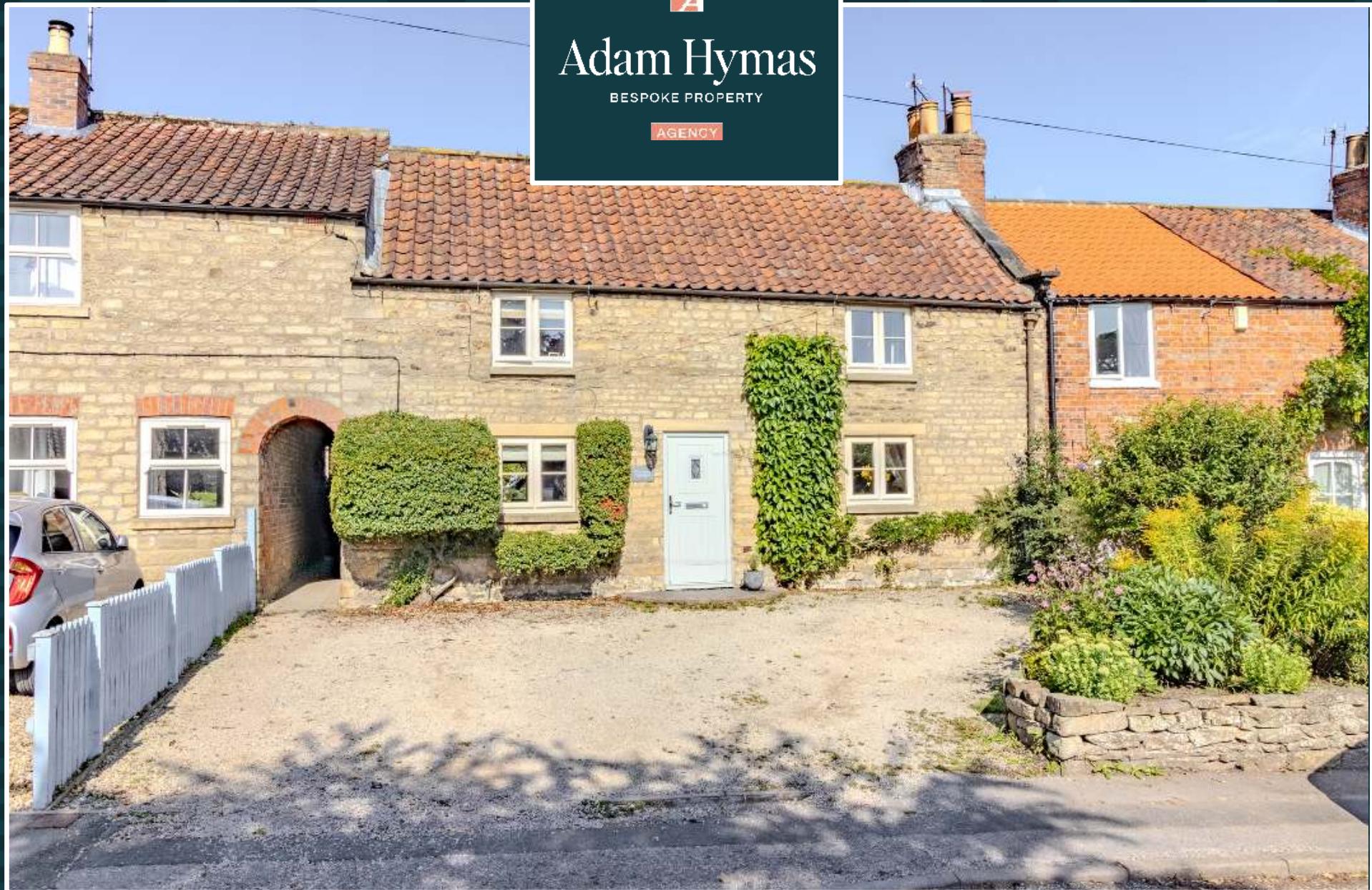




Adam Hymas

BESPOKE PROPERTY

AGENCY



• 6 Carr Cottages, Low Hutton, Huttons Ambo, York, North Yorkshire, YO60 7HE •

# Property Description

Welcome to 6 Carr Cottages, a charming and beautifully presented two-bedroom stone-built cottage, nestled in the heart of one of North Yorkshire's desirable villages, just a couple of miles from the thriving market town of Malton.

This delightful home is packed with character and offers the perfect blend of modern touches and peaceful countryside living, complete with a west-facing garden, off-street parking, and a range of useful outbuildings.

To the front, a gravel driveway provides convenient off-street parking. Step through the front door into a welcoming entrance where the staircase ahead leads to the first floor. To the right, the cosy yet spacious living room is full of original charm, with original character wooden beams, a log burner set on a slate hearth with an oak mantel, and bespoke fitted cupboards. Dual aspect windows to the front and rear flood the space with natural light throughout the day.

To the left of the entrance hall, the stylish kitchen features light green shaker-style units, wooden flooring, integrated appliances, and plumbing for a washing machine. With dual aspect views over the garden, this space is both bright and functional, ideal for cooking while enjoying the scenery outside.

Upstairs, the landing leads to two well-proportioned double bedrooms. The master bedroom, to the right, features soft carpet underfoot and elegant his and hers louvre wardrobes.

To the left, the second bedroom also includes a fitted wardrobe and continues the warm, inviting feel with neutral décor and carpeted flooring.

The family bathroom sits between the two bedrooms and is full of character, with a skylight window, an antique-style wash hand basin, a WC, and a bath with an electric shower over.

From the kitchen, a rear door opens into a charming rear hallway with panelled wall features and an under-stairs storage cupboard, leading out into the rear garden.

The west-facing rear garden is a true highlight, designed for both relaxing and entertaining. A gravelled area and stone retaining walls lead up a garden path to a beautiful slate patio seating area. Beyond this, a mature lawn with well-stocked flowerbeds and fruit trees adds colour and interest. At the top of the garden, a second Indian sandstone patio enjoys uninterrupted views across an adjacent horse paddock, creating a peaceful rural backdrop.

Additionally, the property benefits from a number of outbuildings, one of which is attached to the main house and houses the oil-fired boiler. Further up the garden, a detached stone outbuilding offers useful storage, while two generously sized shed/summerhouse-style buildings with power provide fantastic potential for home working, hobbies, or simply unwinding in the garden.

This is a rare opportunity to own a truly characterful home in a stunning village setting just minutes from the amenities of Malton and within easy reach of York and the Howardian Hills.

Don't miss the opportunity to make this beautiful home your own.

Call Bespoke Property Agency today to arrange your viewing.



TEL: 01653 524181

WHATSAPP: 07470061481

ENQUIRIES@BESKOPEPROPERTYAGENCY.CO.UK

WWW.BESKOPEPROPERTYAGENCY.CO.UK



Two-bedroom characterful cottage

Desirable village location

Versatile outbuildings with power and storage

Featuring off-road parking

Stunning views the rear of the garden



**Location**  
6 Carr Cottages, Low Hutton, Huttons Ambo,  
York, North Yorkshire, YO60 7HE



**TEL:** 01653 524181

**WHATSAPP:** 07470061481

**EMAIL:** [Enquiries@bespokepropertyagency.co.uk](mailto:Enquiries@bespokepropertyagency.co.uk)





**Entrance Porch**  
Carpet, Stairs leading to first floor

**Rear Hall**  
Laminated flooring, Under-stairs storage, Radiator, Panel walling, New door to rear aspect

**Lounge**  
4.14 x 3.71 m  
Carpet, Window to front aspect, Window to rear aspect, Log burner with slate hearth & oak mantle, Deep window sills, Wooden beam features, Fitted storage with oak top, Radiator, TV point, Feature wall lighting, Solid wood door

**Kitchen/Dining Room**  
4.38 x 3.35 m  
Wood flooring, Window to front & Window to rear aspect, Plumbing for washing machine, Integrated oven & fridges freezer, Electric hob, Extractor hood, Light green shaker style wall & base units, Tiled splash backs, Sink drainer, Space for kitchen table, Multiple sockets, Radiator, Solid wood doors

**Landing**  
Loft hatch, Carpet

**Family Bathroom**  
Vinyl flooring, Antique style - Wash hand basin/WC/Towel Rail, Electric shower over bath, Sky light to rear, Fitted wardrobe

**Master Bedroom**  
4.53 x 3.23 m  
Carpet, Window to front aspect, Radiator, Double in size, "His & Hers" Louvre style fitted wardrobes, TV point, Deep window sills, Solid wood doors

**Bedroom Two**  
3.34 x 2.72 m  
Carpet, Radiator, Louvre style fitted wardrobe, Double in size, Solid wood door

**Front Garden**  
Off-street parking, Gravel drive, Mature hedgerow to front

**Rear Garden**  
West facing garden, Gravel to rear, Dry stone retaining walls, Raised slate patio seating area, Flower beds, Mature lawn, Indian sandstone patio, Backs on to horse paddocks, Log store, Fenced boundaries, Apple trees, Oil tank, Right of access for neighbour, Two large sheds/summer houses, Stoned outbuilding attached to rear (containing boiler),

**Outbuildings**  
West facing garden, Gravel to rear, Dry stone retaining walls, Raised slate patio seating area, Flower beds, Mature lawn, Indian sandstone patio, Backs on to horse paddocks, Log store, Fenced boundaries, Apple trees, Oil tank, Right of access for neighbour, Two large sheds/summer houses, Stoned outbuilding attached to rear (containing boiler),

**Additional Information**  
=Solid internal wooden doors throughout  
uPVC cottage-style windows throughout  
Neighbours have right of access to the rear for bins  
We are informed that the property lies within a conservation area  
We are informed that an annual chancery payment to the local church is required to be made each year.

**Additional Information**  
Solid internal wooden doors throughout  
uPVC cottage-style windows throughout  
Neighbours have right of access to the rear for bins  
We are informed that the property lies within a conservation area  
We are informed that an annual chancery payment to the local church is required to be made each year.

**Disclaimer**  
Disclaimer - These particulars are produced in good faith, and 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.





**rightmove** 

**PRS** Property  
Redress  
Scheme



**Adam Hymas**  
BESPOKE PROPERTY

AGENCY

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](mailto:Enquiries@bespokepropertyagency.co.uk)

**Adam Hymas**

BESPOKE PROPERTY

AGENCY