



## Acaster Malbis, , York, YO23 2UP

- STUNNING GARDENS
- SOUGHT AFTER VILLAGE LOCATION
- VERY PRIVATE
- HEAT PUMP AND SOLAR PANELS
- FLEXIBLE LIVING
- COUNCIL TAX BAND E

**£700,000**



# Acaster Malbis, , York, YO23 2UP

## DESCRIPTION

A quite remarkable, five bedroom semi-detached farm house in a secluded position on the outskirts of the highly sought after village of Acaster Malbis. Set in generous grounds the property offers flexible living, over the years the current owners have been able to run a 6 person business from the property, had a supported living annexe and raised a family. They have also carried out a program of improvements including the installation of an air source heat pump, solar panels and an electric vehicle charging point. Upon entering the property you have an entrance porch leading to a hallway with stairs to the first floor. The kitchen features a range of base and wall units with full granite work surfaces, a central island, an integrated oven with hob and extractor fan as well as space and plumbing for free standing appliances.

Beyond the kitchen you have a formal dining room which in turn leads to a ground floor bedroom with ensuite shower room.

To the rear of the ground floor you have two further reception rooms and a study with a door out to the rear gardens.

To the first floor you have three bedrooms, the main of which enjoys a walk in wardrobe and ensuite shower room. You also have the family bathroom with sink, W.C and bath and a further shower room with sink, W.C and walk in shower cubicle.

The second floor offers a further double bedroom.

Externally the property has stunning gardens which attract a wealth of wildlife. Largely laid to lawn with a robotic mower system there is also an orchard, pond and vegetable plot. A useful brick built outbuilding is currently being used as a home gym but would work just as well for a variety of purposes, there is also a further store and a garage.

Acaster Malbis is a popular village to the South of York. It is ideal for families with good access to York as well as falling into the catchment area for the highly regarded Fulford School.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







TOTAL FLOOR AREA: 2970 sq.ft. (275.9 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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### Viewings

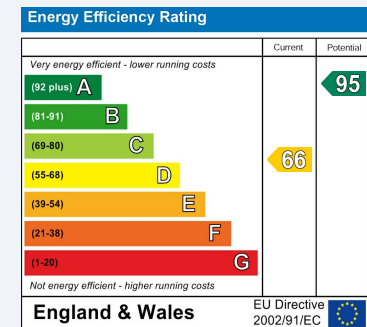
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
Tel: 01904 621026 Email: [york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>

