



Pasture Hill, Acklam, Malton

£695,000

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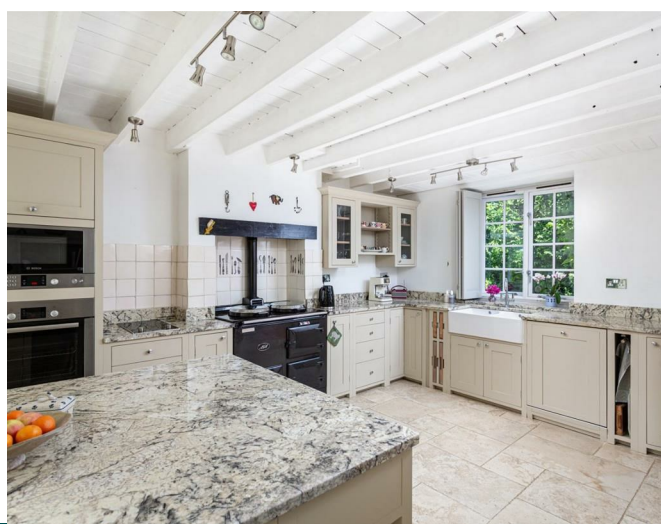
Pasture Hill,
Malton YO17 9RG

Est. 1871 £695,000

Spring Cottage is one of those increasingly rare homes that immediately captures the imagination. Believed to date back to the mid-19th century, this enchanting former village smithy has been sympathetically extended and beautifully restored, offering four bedroom, two bathroom accommodation seamlessly blending period character with thoughtfully designed contemporary living sitting in around 2/3 of an acres.

Occupying an elevated position within glorious mature gardens, the property enjoys an idyllic setting bordered by the gently flowing Acklam Beck, creating an exceptional country home where nature is very much part of everyday life.

At the heart of the home is a stunning open-plan kitchen, dining and garden room, designed to embrace both family life and entertaining. Fitted with a traditional Aga and finished to an exceptional standard, the kitchen flows effortlessly into a light-filled living space where underfloor heating and extensive glazing invite the gardens indoors throughout the changing seasons. The adjoining snug provides a wonderfully atmospheric setting, centred around a characterful wood-burning stove. Running alongside the kitchen is a well placed utility room/wc with access also gained into a good sized double integral garage. A striking contemporary timber and glazed staircase rises to a magnificent first-floor drawing room. Elevated above the gardens, this beautiful reception room enjoys leafy views in every direction, with French doors opening directly onto a raised terrace, creating the perfect place to enjoy morning coffee or an evening glass of wine overlooking the grounds. Alternatively, this



Tenure: Freehold
Broadband Coverage: Up to 1800*
Mbps download speed
EPC Rating: TBC
Council Tax: F - Ryedale
Current Planning Permission: No
current valid planning permissions.

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room has previously been occupied as a bedroom adding to the homes flexibility.

The bedroom accommodation is both flexible and well-proportioned, offering three generous double bedrooms together with a fourth bedroom or study, ideal for those seeking space to work from home. Completing the accommodation are beautifully appointed bathroom and shower room facilities, finished with quality contemporary fittings and elegant tiled flooring.

The gardens are undoubtedly one of Spring Cottage's defining features. Lovingly cultivated over many years, they unfold across three sides of the property, providing an ever-changing landscape rich in colour, texture and seasonal interest. Meandering pathways weave through sweeping lawns, ornamental planting, mature specimen trees and secluded terraces, while the delightful beck forms a picturesque southern boundary, its gently tumbling waters creating a wonderfully peaceful soundtrack. Climbing plants, established shrubs and carefully considered planting schemes ensure there is something to admire throughout the year. Beyond lies a productive kitchen garden complete with greenhouse, raised vegetable beds, composting area and a wonderful collection of soft fruit trees, offering an enviable lifestyle for keen gardeners and those embracing country living.

Positioned discreetly within the grounds is a substantial detached stone outbuilding, cedar wood lined, currently arranged as a workshop. Fully insulated and equipped with plumbing, electricity, a sink and a Norwegian wood-burning stove, this impressive building offers outstanding versatility and exciting potential to create a self-contained annexe, holiday accommodation or creative studio, subject to the necessary planning consents.

Spring Cottage enjoys a wonderfully peaceful setting on the southern edge of the highly regarded village of Acklam. Surrounded by the rolling landscapes of the Yorkshire Wolds, with



the Half Moon Inn pub the village retains all the charm of a traditional rural community whilst remaining remarkably accessible. The thriving market town of Malton lies approximately six miles to the north, renowned for its award-winning food scene, independent shops and regular artisan markets, while the historic City of York is approximately fifteen miles away, offering an extensive range of cultural, educational and leisure amenities together with excellent rail connections to London and beyond, in addition the well served village of Stamford Bridge lies only 6 miles away.



Partners:

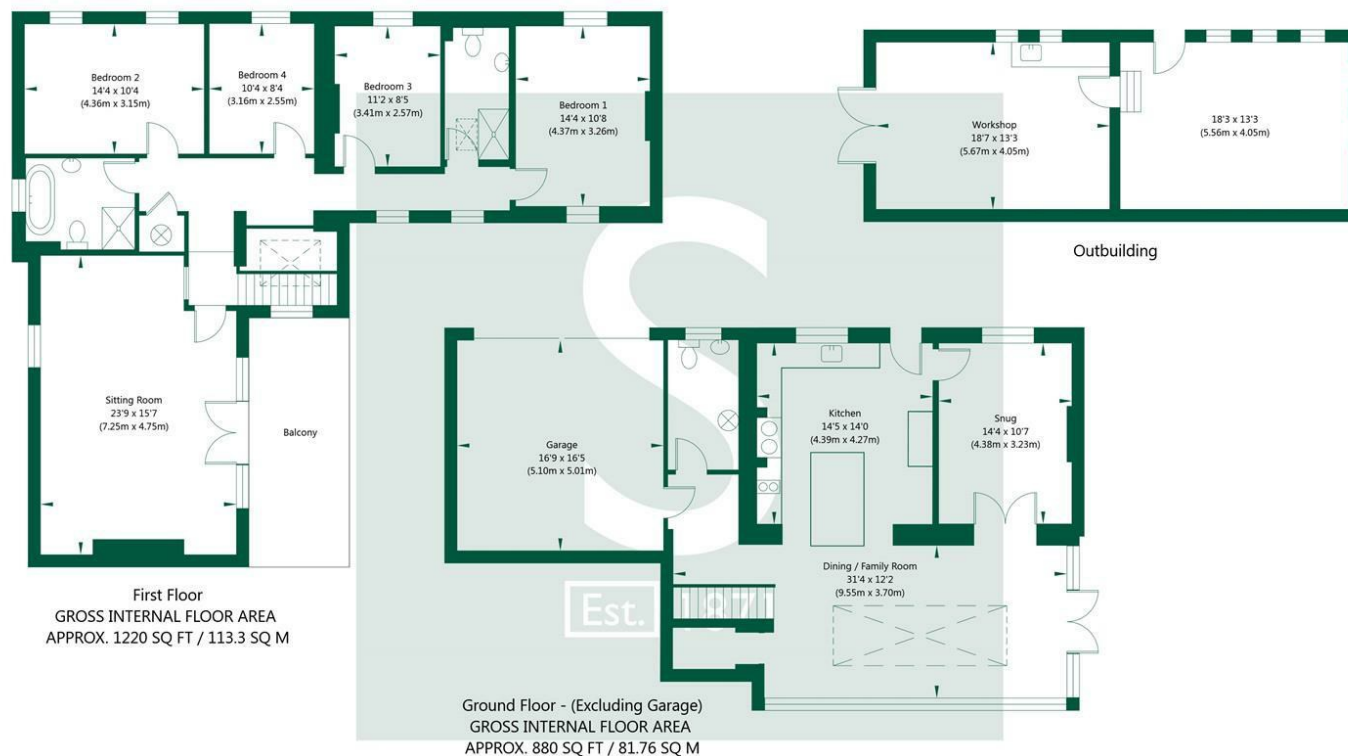
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2100 SQ FT / 195.06 SQ M - (Excluding Garage & Outbuilding)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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