



WISHART
ESTATE AGENTS

Ann's Cottage
Mill Lane
Acaster Malbis
York

£595,000 offers
over

- Detached
- 5 double bedrooms
- Principal en suite shower room
- Large lounge
- Kitchen & separate utility
- House bathroom
- Balcony
- Driveway for multiple vehicles
- Envious plot & outlook
- Scope for redesign and configuration



Set back behind a yew hedge, off the popular Mill Lane in Acaster Malbis, sits Ann's Cottage. An attractive yet unassuming property, designed and built by the current owner to offer approx. 2400 sq ft, this wonderful home offers an abundance of space and potential for the next owner to make their own and enjoy.

Set over two floors, this generous and versatile property offers well-proportioned accommodation throughout, as well as an enviable outlook over open fields. Perfect as is, but with plenty of potential to redesign and configure on both the ground-floor and first-floor accommodation.

Beyond the gravelled driveway, which can accommodate a multitude of vehicles, you are

greeted with a warm and welcoming entrance hall. Illuminated with natural light from the large double glazed timber window and door to the front elevation, you start to build a picture of the space on offer. Warm toned timber flooring is ideal for this area of the home, which flows through to the ground floor accommodation, and provides access to the staircase leading to the first-floor accommodation. High ceilings with a mezzanine style landing add to the sense of grandeur already felt upon entering the property, and a door provides integrated access to the garage, which also has an up and over door to the exterior.

What is currently used as the principal bedroom is located just off the entrance hall, overlooking the front of the property. A large and versatile room

fitted with wardrobes and a dressing table. Cream carpets and neutral décor dress the room perfectly. A generous en-suite shower room services the principal bedroom, which comprises a double walk-in shower with glass screen, low level WC set within a row of base units and a wall mounted wash hand basin with mixer tap set within a vanity unit. A frosted window allows for ventilation and light, and a radiator heats the space. Finished with neutral wall tiles and stone effect floor tiles.

As one would expect in a property of this size, a larger than average cloakroom houses space for shoe and coat storage, as well as a low-level WC and wash hand basin with mixer tap.

The kitchen is a fabulous space for entertaining and for busy family life. A real hub of the home, this room is wonderful as is, but also offers huge potential for redesigning and configuring. A range of timber base and wall units with contrasting worksurfaces offer plenty of storage and preparation areas, with a large built-in pan cupboard with gas hob burner and extractor over. A single electric oven sits within a wall unit, and space is provided for a large American style fridge freezer. Two circular stainless-steel basins with mixer tap sit below windows overlooking the rear garden, and there is plenty of space for a formal dining set up. Finished in neutral tones with a timber effect linoleum floor covering underfoot.

A door leads to the separate utility, which also provides access to the garden. The utility has space and plumbing for free standing appliances including a washing machine, dishwasher and tumble dryer, with work surfaces sitting over. Wall units provide further storage options.

The lounge can be accessed via the entrance hall and the kitchen. An impressive space, the lounge is large, yet cosy. Timber flooring runs throughout and a commanding brick fireplace with ESSE wood burning stove and oak lintel is the real centrepiece of the room. Generous alcoves either side benefit from fitted cupboards and are perfect for displaying personal artifacts. Two sets of sliding doors open the lounge up to the patio and rear garden, inviting the outside in and offering

beautiful countryside views overlooking the open fields beyond.

A carpeted staircase with timber balustrade leads to the impressively spacious mezzanine style landing, with views over the entrance hall below. A naturally bright area thanks to the clever design of the entrance and landing, as well as a Velux window and glazed door leading to a first-floor balcony.

The landing flows to four excellent sized first-floor bedrooms as well as the house bathroom.

Bedroom 2 is a large double sitting to the front of the property. Light enters the room via a Velux window. A surprising walk-in dressing area, built







within the eaves, offers plenty of storage for clothes. A large ceiling hatch gives access to loft space and the room is stylishly finished with a neutral carpet and décor.

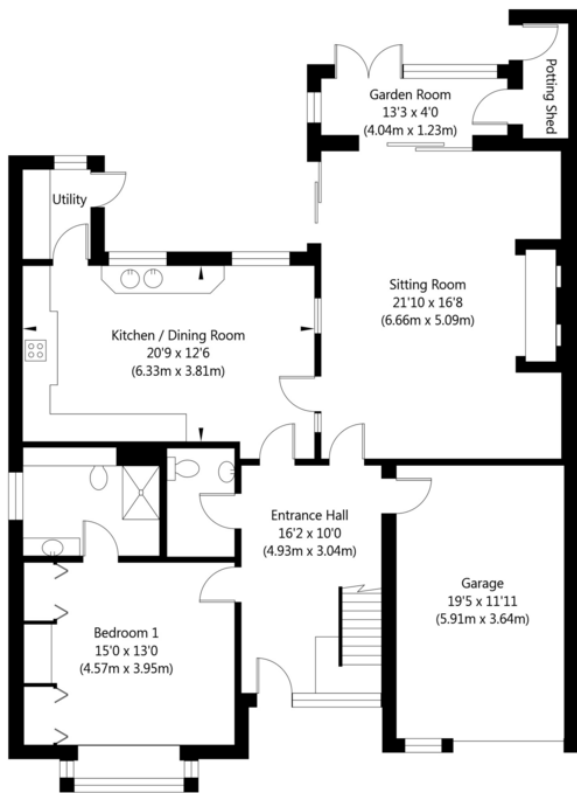
Bedroom 3 is another large double room, which is currently set up with two single beds, but could accommodate a large bed and other items of freestanding furniture with ease. A Velux window to the rear of the property allows natural light to flow into the room, alongside a window to the side overlooking the balcony. This room has the potential for the addition of a dormer to increase space and light, subject to necessary planning and consents. Finished again in the neutral tones and carpet found throughout the property.

Bedroom 4 is another double room facing the rear of the property, overlooking the balcony and fields beyond. Another walk-in cupboard offers surprising storage space, with plenty of room still for items of freestanding furniture. Decorated in neutral tones with a blue grey carpet.

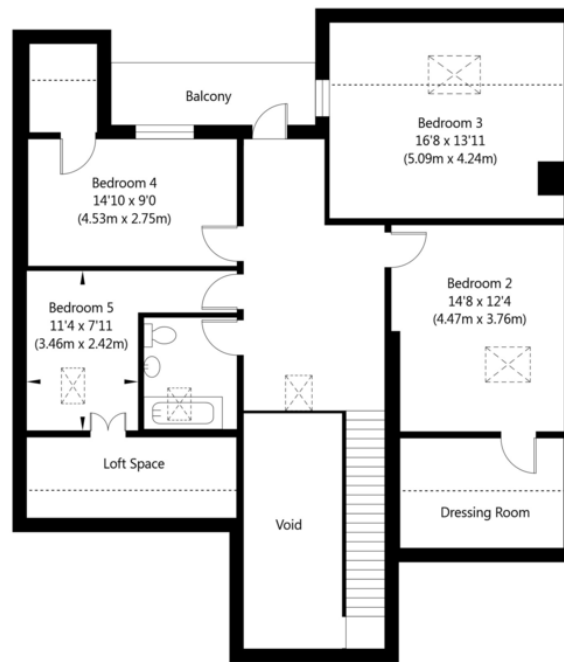
Bedroom 5 is a good sized room, situated between Bedroom 4 and the house bathroom. Currently used as an office, with generous eaves storage which also houses the Worcester Bosch boiler, there is potential here to reconfigure, which could include creating a large principal suite and house bathroom. A Velux window allows for natural light, and the room is neutrally decorated with a cream carpet finish.

The house bathroom is a good size and comprises a powder blue suite including low level WC, pedestal wash hand basin and bath with shower over. A Velux window provides ventilation and light, and white wall tiles and a carpet complete the room.

Externally the property benefits from a secure westerly facing rear garden, which has unrivalled views over the beautiful fields beyond. The garden is partially laid to lawn and partially paved to add seating areas to enjoy and catch the sun throughout the day. A brick built potting shed provides secure storage of gardening equipment, and a timber gate to the side elevation provides pedestrian access to the front of the property.



Ground Floor - (Excluding Garage & Potting Shed)
GROSS INTERNAL FLOOR AREA
APPROX. 1243 SQ FT / 115.48 SQ M



First Floor - (Excluding Void & Loft Space)
GROSS INTERNAL FLOOR AREA
APPROX. 1099 SQ FT / 102.07 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2342 SQ FT / 217.55 SQ M - (Excluding Garage, Potting Shed, Void & Loft Space)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

From Temple Lane, Copmanthorpe entering Acaster Malbis, continue straight ahead at the crossroads onto Cowper Lane. Follow the road along until it merges onto Moor End. Take your first left onto Mill Lane. Continue along Mill Lane and Ann's Cottage can be found on the right-hand side.

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

