

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		66
England & Wales		
EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



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Middlecave Lodge, 73, Middlecave Road, Malton, North Yorkshire, YO17 7NQ Offers over £995,000

Victorian Elegance in Malton's Finest Location

A substantial 7-bedroom period home with landscaped gardens, double garage, and over 3,790 sq.ft. of versatile living space.

South-facing, beautifully maintained, and just a short stroll from Malton's award-winning town centre and rail links.

Middlecave Lodge, 73 Middlecave Road, Malton. A substantial 7-bedroom Victorian home, built circa 1890, in one of Malton's most sought-after locations. This south-facing period property offers over 3,790 sq.ft. of versatile living space, beautiful landscaped gardens, and excellent proximity to Malton town centre.

Set across three floors, the ground floor includes an elegant reception hall, bay-fronted sitting room, formal dining room, family room/breakfast kitchen, garden room, spacious bootroom including utility, guest cloakroom, and boiler room.

Upstairs, the first floor features a spacious master suite with en-suite bathroom, three further double bedrooms, and a family bathroom. The second floor provides three additional bedrooms, one ideal as a home office , plus a large store room.

Outside, the property boasts mature gardens, a private courtyard, double garage, log store, coal store, and garden store.

Located on prestigious Middlecave Road, this home is within walking distance of Malton's shops, cafés, schools, and award-winning food scene, with rail links to York, Scarborough, and the coast. Rarely available, Middlecave Lodge combines period elegance, generous accommodation, and an enviable position, making it a truly exceptional opportunity.



LOCATION
Malton is a charming market town in North Yorkshire, often referred to as "Yorkshire's Food Capital" due to its thriving food scene, independent eateries, and regular food markets. Nestled on the edge of the Howardian Hills, an Area of Outstanding Natural Beauty, Malton offers a blend of historic character, countryside charm, and modern convenience.

The town boasts excellent transport links, with a train station providing easy access to York, Leeds, and beyond, as well as proximity to the A64 for road travel. Residents enjoy a welcoming community, a variety of boutique shops, and access to scenic walking trails along the River Derwent. With a mix of period properties, modern developments, and countryside retreats, Malton is an ideal location for those seeking a blend of rural tranquility and vibrant local culture.

ENTRANCE PORCH
Stained glass window to side aspect and inner door. Quarry tiled flooring.

RECEPTION HALL
Stained glass window to front aspect, coving, power points, radiator.

CLOAKROOM/BOOT ROOM
Window to side aspect, picture rail, coving, tiled floor, radiator, low flush WC and wash hand basin.

SITTING ROOM
21' max x 15'11" (6.40m max x 4.85m)
Window to side and front aspect, centre window opens fully to access stone terrace, original cornice, cast iron radiator, open working fireplace with cast iron insert, power points, alcove shelving.

KITCHEN/BREAKFAST ROOM
14'1" plus bay x 30'4" (4.29m plus bay x 9.25m)
Hovingham interiors handmade kitchen overlooking the garden, cornice, ceiling rose. integrated dishwasher, space for fridge freezer. AGA, wood flooring, white ceramic sink and drainer opening into the breakfast room. Breakfast room wood floor, coving, open working fireplace, TV point, fitted shelving.

GARDEN ROOM
9'11" max x 10'5" (3.02m max x 3.18m)
Windows and double doors to rear garden, wood flooring, power points.

DINING ROOM
12'0 x 18'7 (3.66m x 5.66m)
Window to side aspect, coving, feature fireplace, radiator, power points. Fitted cupboards, spotlights.

UTILITY/BOOT ROOM
8'5" x 18'2" (2.57m x 5.54m)
Window to front aspect, tiled floor, range of newly fitted wall and base units, tiled splash back, Belfast sink. Facility for washing machine and tumble dryer and power points.

FIRST FLOOR LANDING
Windows to front aspect, coving, two radiators, power points. Door leading to external staircase.

MASTER BEDROOM
15'5" x 15'11" (4.70m x 4.85m)
Windows to southern aspect, coving, ceiling rose, wood floor. Fitted wardrobes, two radiators. Opening into:-

EN-SUITE
Windows to side aspect, coving, wood floor, radiator, high flush WC, wash hand basin, roll top bath .

BEDROOM TWO
14'1" x 15'9" (4.29m x 4.80m)
Window to southern aspect, coving and power points.

BEDROOM THREE
14'0" x 14'3" (4.27m x 4.34m)
Window to southern aspect, coving, radiator, TV point and power points.

BEDROOM FOUR
12'1" x 7'1" (3.68m x 2.16m)
Window to front aspect, coving, fitted wardrobes, radiator and power points. Boiler to serve first & second floor.

FAMILY BATHROOM
Windows to side aspect, fully tiled walls, wood floor, heated towel rail, bath on claw feet and walk in shower cubical with power shower and wash hand basin.

SEPARATE WC
Window to side, low flush WC.

SECOND FLOOR LANDING
Windows to side aspect, fitted cupboard and power points.

BEDROOM FIVE
12'1" x 116'0" (3.68m x 35.36m)
Windows to front and side aspect, beams, wash hand basin, range of fitted bedroom furniture and under eaves storage, radiator and power points.

BEDROOM SIX
14'2" x 15'10" (4.32m x 4.83m)
Window to southern aspect, radiator, TV point and under eaves storage.

BEDROOM SEVEN
13'72 x 9'102 (3.96m x 2.74m)
Windows to rear aspect, fitted shelving and cupboards, TV point, radiator and power points.

EXTERIOR
Beautiful south facing lawned garden with mature shrubs and trees, with stone terrace off the garden room, further gravelled seating area with trellis screening. Courtyard to the front of the property with courtyard with log store, coal store and garden store. Large gravel driveway.

GARAGE
Up and over doors, power and lighting. Personnel door to side.

BOILER ROOM
Two boilers,

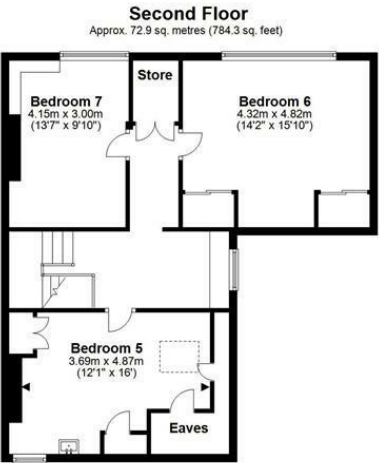
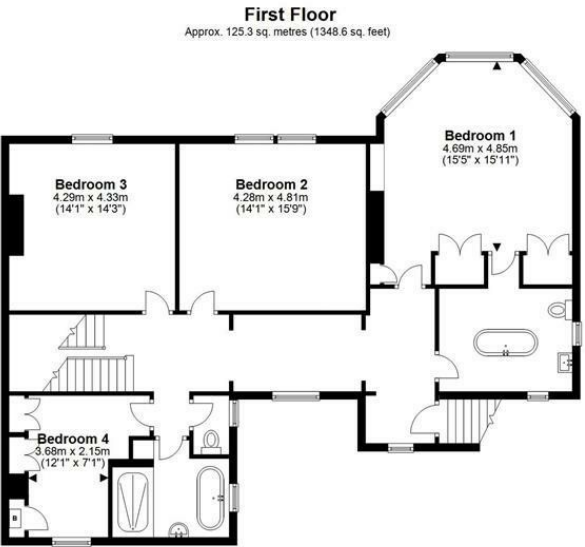
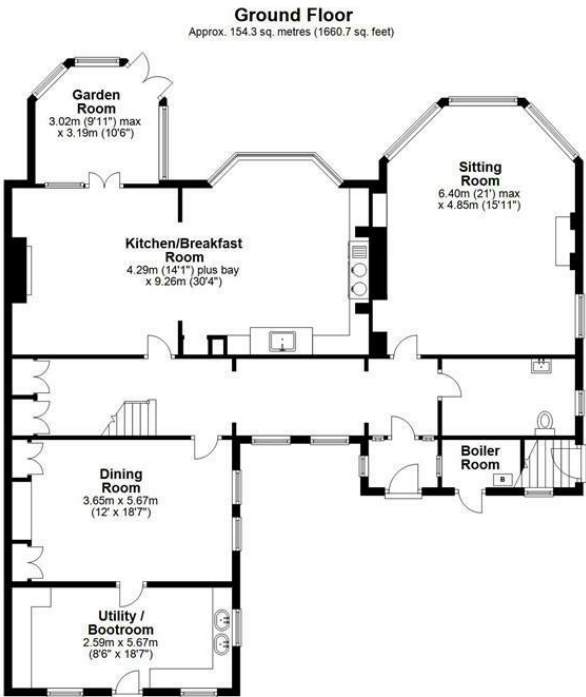
PARKING
Ample driveway parking to front of property.

SERVICES
Mains gas, electricity, water and drainage.

COUNCIL TAX BAND G

EPC RATING E
Full certificate can be found at www.epcregister.com. Just add in the postcode and download.

TENURE
Freehold



Total area: approx. 352.4 sq. metres (3793.6 sq. feet)
73 Middlecave Road, Malton