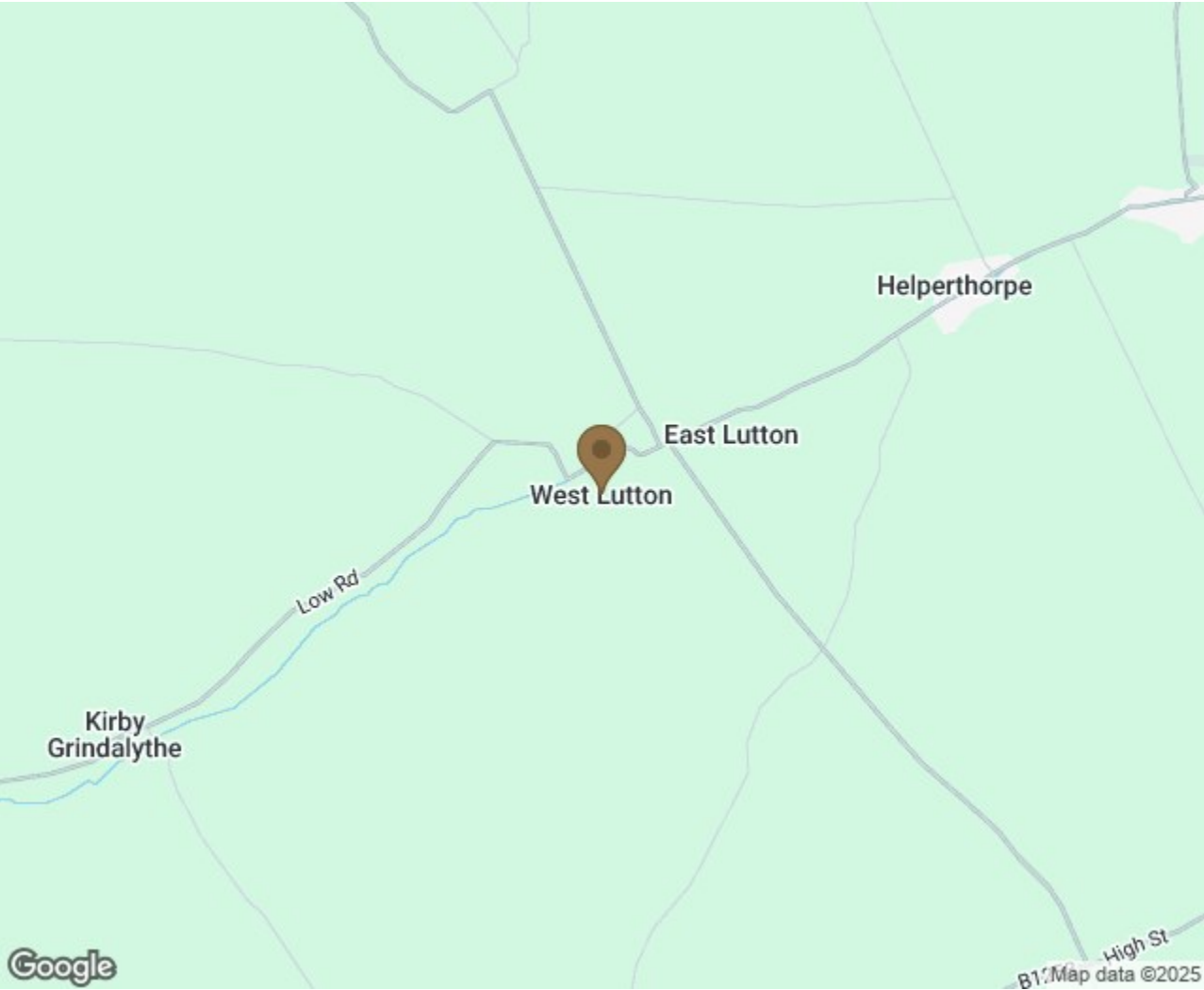




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	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		
EU Directive 2002/91/EC		
England & Wales		

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



01653 916 600 | enquiries@willowgreenestateagents.co.uk
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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

WILLOWGREEN

ESTATE AGENTS



Acorn Cottage, Malton, North Yorkshire, YO17 8TA

Guide price £565,000

Acorn Cottage is an exceptional five-bedroom detached home, beautifully positioned in the peaceful village of West Lutton. Set behind attractive railings with a welcoming entrance, this spacious and stylish home combines character features with modern open-plan living, ideal for family life and entertaining.

Step through the front door into a generous hallway with stripped wood floors, oak internal doors and under-stair storage, leading to the heart of the home. The dual-aspect living room features a brick fireplace with oak mantle and stone hearth, opening into dining area with Karndean flooring and Velux windows and bifold doors to the garden.

The shaker-style kitchen is thoughtfully designed with a central island and breakfast bar, Belfast sink, integrated oven, ceramic hob, dishwasher, and fridge. French doors open to the rear garden, while a separate utility room provides further units and plumbing for a washing machine. A guest WC completes the ground floor.

Upstairs, a galleried landing leads to five bedrooms, all, except the master with stripped wood floors. The principal bedroom enjoys dual aspect views, carpet, under-eaves storage, and a modern ensuite with Velux. Bedroom two also benefits from an ensuite and front aspect, while bedrooms two and four offer in-built wardrobes. A fifth bedroom/office and a stunning family bathroom with freestanding claw-foot bath and over-bath shower complete the first floor.

Outside, the south-facing garden is a true suntrap, with a stone patio with decorative section, lawn, and raised beds—perfect for relaxing or entertaining. A large double garage with electric doors providing excellent storage or workshop potential. To the side of the garage is additional covered storage, with dual access.

Acorn Cottage delivers both space and style in a charming Wolds setting, ideal for those seeking a peaceful village lifestyle without compromise.



LOCATION
West Lutton is a picturesque village nestled in the heart of the Yorkshire Wolds, offering an idyllic rural lifestyle surrounded by rolling countryside and open views.

With its peaceful setting and strong sense of community, the village appeals to those looking for a quieter pace of life while remaining within easy reach of Malton, Driffield and the East Coast.

West Lutton enjoys the charm of traditional village living with features such as a local church, village hall, and excellent countryside walks on the doorstep. The surrounding area is renowned for its unspoilt landscapes and proximity to the Howardian Hills Area of Outstanding Natural Beauty.

This is a location ideal for families, professionals or downsizers seeking space, fresh air, and a welcoming rural community, while still enjoying the convenience of nearby market towns and access routes further afield.

HALLWAY
5'8" x 18'8" (1.74 x 5.69)

LIVING ROOM
11'10" x 22'3" (3.63 x 6.79)

DINING ROOM/SNUG
11'10" x 10'0" (3.63 x 3.07)

KITCHEN
11'10" x 14'11" (3.63 x 4.55)

DINING AREA
16'8" x 8'4" (5.1 x 2.55)

UTILITY ROOM
8'5" x 5'1" (2.59 x 1.57)

GUEST CLOAKROOM
5'9" x 3'1" (1.77 x 0.96)

LANDING
18'2" x 3'0" (5.55 x 0.93)

BEDROOM ONE
12'5" x 12'7" (3.79 x 3.84)

ENSUITE ONE
5'8" x 6'5" (1.73 x 1.98)

BEDROOM TWO
11'10" x 10'0" (3.61 x 3.06)

ENSUITE TWO
6'0" x 6'7" (1.83 x 2.01)

BEDROOM THREE
11'10" x 9'10" (3.61 x 3.01)

BEDROOM FOUR
11'10" x 9'8" (3.62 x 2.96)

OFFICE
11'11" x 8'11" (3.64 x 2.73)

FAMILY BATHROOM
8'9" x 8'4" (2.68 x 2.55)

EPC RATING D

COUNCIL TAX BAND F

