

Energy Efficiency Rating	
Current	Potential
68	72

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://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

## Acorn Cottage, Malton, 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.



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6-8 Market St, Malton, North Yorkshire YO17 7LY

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**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**

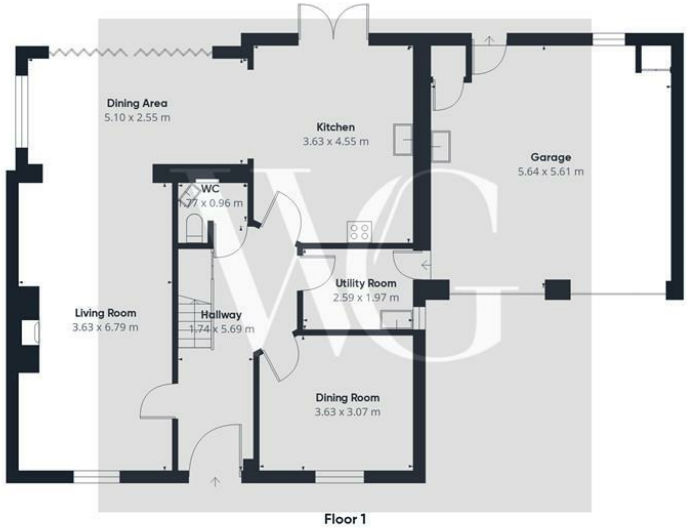
11'11" x 8'11" (3.64 x 2.73)

**FAMILY BATHROOM**

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

**EPC RATING D**

**COUNCIL TAX BAND F**



Floor 1



Floor 2

WG

Approximate total area<sup>m</sup>  
205.3 m<sup>2</sup>

Reduced headroom  
6.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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