



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>77</p>
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	
Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>59</p>
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

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

7 Carr Cottages, Low Hutton, York, Yorkshire, YO60 7HE Guide price £399,950

Nestled in the picturesque village of Low Hutton, just a short drive from Malton, this lovely cottage blends countryside charm with stylish modern living. Set within a row of character cottages, No.7 enjoys a peaceful setting with open green space around and scenic walks from the doorstep.

The ground floor is welcoming and sociable, featuring an open-plan kitchen and dining area that's perfect for everyday living and entertaining alike. At the heart of the home is the spacious lounge, a cosy and inviting space with a wood-burning stove and French doors that open straight onto the garden, creating a seamless flow between indoor and outdoor living.

Upstairs, a central landing leads to three bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room, and all bedrooms enjoy a pleasant outlook and plenty of natural light.

The outside space is a real highlight here, the garden is unusually generous in size for a cottage, providing a lovely area to relax, entertain, or simply enjoy the peaceful setting.

With the charm of a rural village location, yet within easy reach of Malton, York and the wider A64 corridor, this is a perfect home for those looking to enjoy the best of countryside living without feeling isolated.

EPC Rating E



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



LOCATION

Huttens Ambo is the collective name for High Hutton and Low Hutton, two small villages tucked away near Malton on the edge of the Howardian Hills with views over the neighbouring Wolds. The hamlets of High and Low Hutton, collectively known as Huttens Ambo, form a much sought after village on the southern boundary of the Howardian Hills Area of Outstanding Natural Beauty. Huttens Ambo lies just off the A64 close to Malton. Huttens Ambo is 3 miles away from Malton and there is easy access to York and the coast via the A64. It is an ancient settlement that has been around since before the Norman Conquest, and in Low Hutton there is a Scheduled Monument, a medieval moated site. The village currently has a village hall, general shop and St Margaret’s Church.

SITTING ROOM

21'1" x 10'0" (6.43 x 3.07)
Window and multiple power points, TV point, log burner. French doors leading onto garden.

OPEN PLAN KITCHEN/LIVING

21'3" x 10'1" (6.48 x 3.08)
Kitchen and open plan dining room. Integrated oven.

HOUSE BATHROOM

4'6" x 10'4" (1.38 x 3.15)
House bathroom with enclosed panel bath with glass screen and shower attachment, partially tiled walls, wood style flooring and sink.

FIRST FLOOR LANDING

5'7" x 8'6" (1.72 x 2.61)

MASTER BEDROOM

9'7" x 13'10" (2.93 x 4.23)
Double master bedroom with en-suite. Multiple power points and window.

MASTER EN-SUITE

3'7"x 8'6" (1.10x 2.61)
En-suite bathroom with free standing shower and sink.

BEDROOM TWO

10'6" x 10'3" (3.22 x 3.14)
Window and multiple power points.

BEDROOM THREE

7'10" x 12'0" (2.39 x 3.68)
Window and multiple power points.

GARDEN

Lawned enclosed garden with bricked outdoor storage shed.

SERVICES

LPG gas central heating, mains water and drainage. Allocated parking to front of the property for two vehicles.

COUNCIL TAX BAND C

LOCATION

Tucked away in the peaceful village of Low Hutton, part of the sought-after Huttens Ambo parish, this charming location offers the perfect balance of rural tranquillity and accessibility. With a very active village hall at its heart, the community thrives alongside the rolling countryside and nearby River Derwent, making it a haven for walkers, cyclists, and nature lovers alike.

Despite its idyllic setting, Low Hutton is just a short drive from the vibrant market town of Malton, Yorkshire’s renowned Food Capital, where you’ll find an excellent selection of independent shops, cafes, restaurants, and a popular monthly food market. The village also offers excellent access to York and the wider region via the A64, making it an ideal base for commuters or those looking to explore the best of North Yorkshire.

A friendly and welcoming community, beautiful surroundings, and the ease of town connections, life in Low Hutton offers a slower pace, without compromise.

