



## Acaster Malbis, York £395,000

Nestled in the heart of the picturesque village of Acaster Malbis, Nova Scotia Cottage is a truly beautiful period home offering character, space, and an idyllic countryside setting. Surrounded by open farmland yet only a short drive from York, this delightful property combines rural charm with convenience.





Dating back to the late 18th century, the cottage has been lovingly maintained and is beautifully presented throughout. With its original character, extended living space, and modern updates, the property is ready for its next owners to move straight in and enjoy however with the opportunity to alter to the discerning buyers needs. The setting is particularly appealing for those who wish to enjoy rural views and a slower pace of life without feeling isolated.



The ground floor is both spacious and full of character. The main living room is light and inviting, with original wooden flooring, elegant coving, and a charming fireplace as its focal point. The kitchen has been thoughtfully designed to combine modern convenience with traditional country style, featuring shaker cabinetry, wooden worktops, integrated appliances, and a gas hob. A 1950s extension added a generous dining room with French doors opening onto the rear courtyard, as well as a full family bathroom.

The first floor offers two bedrooms and a second bathroom. The principal bedroom is particularly impressive, substantial in size and benefitting from open field views and a feature fireplace, while the third bedroom is well-proportioned and ideal as a child's room or guest accommodation.



The loft has been cleverly converted to create an impressive additional double bedroom. With exposed oak beams and flooring believe to have originated from an old ship, this space has great character and charm, alongside a practical home office area, perfectly suited for modern living.

The property is approached via a gated gravel driveway that provides ample parking for multiple vehicles. To the side sits a detached garage and workshop, currently used as a studio, offering versatile additional space.

To the front is a lovely private cottage style lawned garden with path to the front door. To the rear lies a private courtyard, perfect for summer entertaining and alfresco dining. Beyond, the beautifully maintained wrap-around garden offers lawned areas, mature borders and fruit trees, and far-reaching views of the surrounding countryside.



Acaster Malbis is a peaceful, well-established village located just south of York. It offers scenic riverside walks, a highly regarded village pub, and excellent connections to nearby motorways and surrounding villages. The neighbouring communities of Bishopthorpe and Copmanthorpe provide a wide range of amenities, including shops, services, and highly sought-after schools, making this location ideal for families.

Full of period charm and original features, Nova Scotia Cottage is a truly special home. Its blend of history, space, and a peaceful setting, combined with proximity to York and excellent amenities, makes it an exceptional opportunity for families or those seeking a characterful countryside retreat.

### Property Information

Tenure: Freehold

Services/Utilities: Electricity & Water are understood to be connected. Oil fired central heating. Sewerage via a Septic Tanks

Broadband Coverage: Up to 74\* Mbps download speed

Council Tax: D - City of York

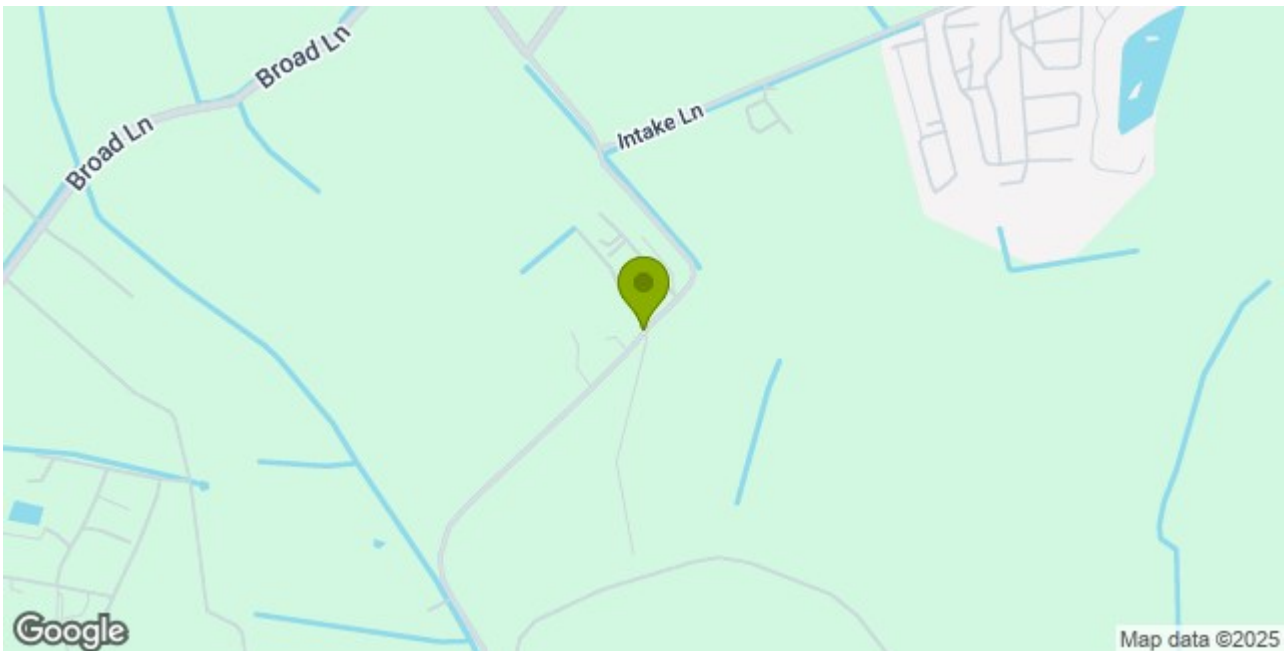
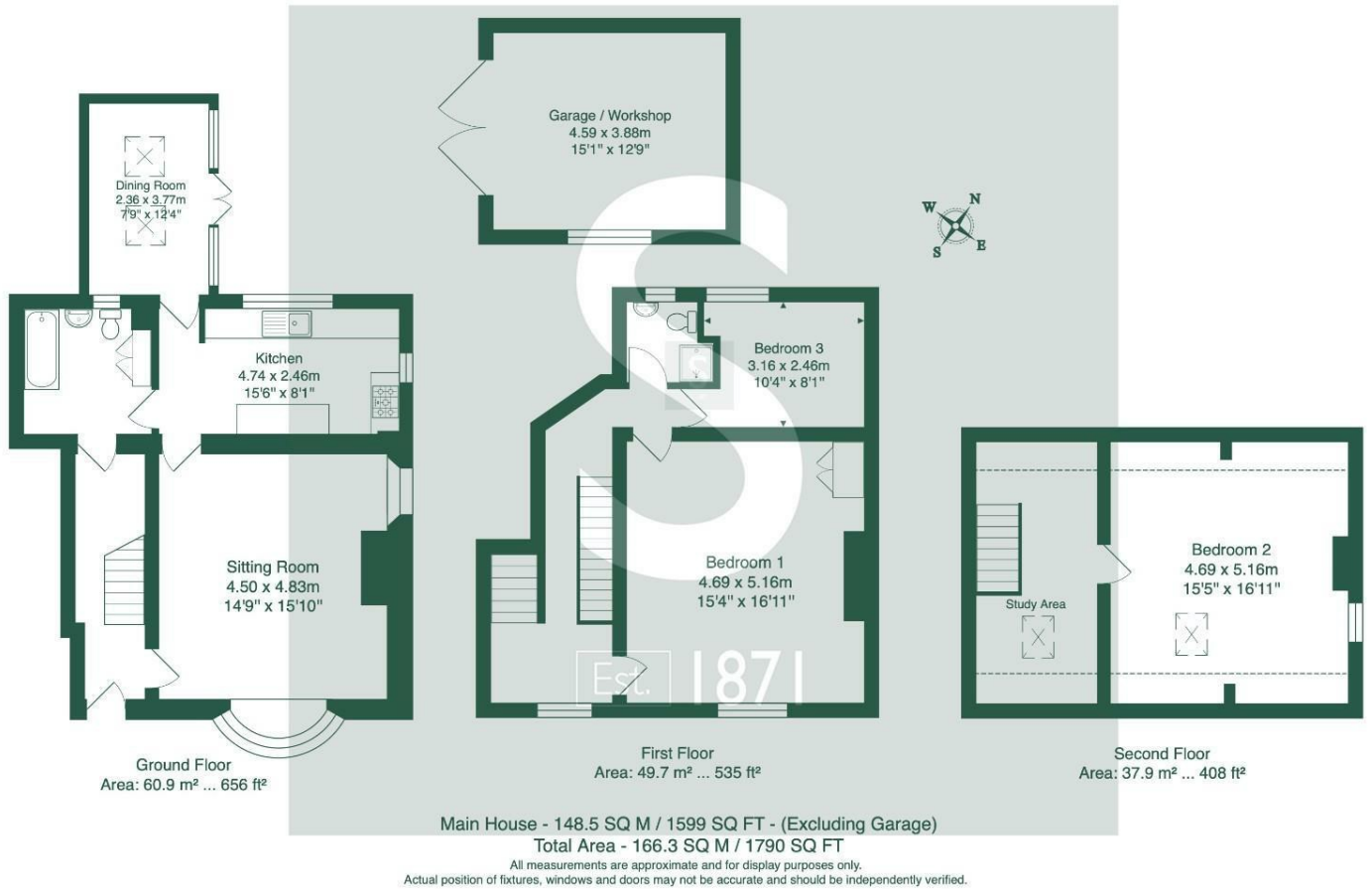
Energy Performance Certificate: 28 - F

Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



Intake Lane, Acaster Malbis, York, YO23 2PY



## Stephensons

|                     |              |
|---------------------|--------------|
| York                | 01904 625533 |
| Knaresborough       | 01423 867700 |
| Selby               | 01757 706707 |
| Boroughbridge       | 01423 324324 |
| Easingwold          | 01347 821145 |
| York Auction Centre | 01904 489731 |
| Haxby               | 01904 809900 |

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

## Associates

N Lawrence

