



THE OLD VICARAGE, TYN GARTH, ACASTER MALBIS
OFFERS OVER £699,950

Carter Jonas

THE OLD VICARAGE, ACASTER MALBIS, YO23 2LX

This charming Grade II Listed home offers picturesque river views, complete with its own mooring, private pontoon, and full riparian rights; situated in a private position in this popular village just a little over 4 miles from York city centre. Situated in an elevated position, it showcases stunning views of the River Ouse.

Built in 1732, the property exudes character with traditional period features alongside modern comforts including under floor heating throughout the ground floor and ensuite bathrooms. The spacious accommodation, totalling over 1600 sq.ft., has been tastefully renovated in recent years. The kitchen boasts bespoke in-frame design with top-quality appliances and ample storage. The property features two inviting reception rooms with original exposed beams and feature fireplaces, both enjoying panoramic river views. Upstairs, there are three double bedrooms, each offering scenic views and benefit from generous ensuite bathrooms.

The property is secured with electric gates and boasts a fully enclosed, generous garden providing privacy and full riparian rights, including fishing and mooring. A private land area leading to the river offers access to the mooring and private pontoon. The front of the property opens onto a public footpath and gate into the enclosed garden and mooring.

Acaster Malbis has a popular public house, The Ship Inn, a pretty 14th century church, the nearby village of Bishopthorpe offering a superb range of amenities including a primary school, library and various shops, with Acaster Malbis falling into the Fulford School and Tadcaster Grammar catchment areas.

Material information/property highlights:

- Electric and water for boats to front pontoon
- Fully alarmed
- Mobile signal/coverage - <https://checker.ofcom.org.uk/>
- Broadband - Broadband coverage checker
- External gas central heating boiler
- Security light to front elevation
- Bespoke flood alleviation system installed
- The property is accessed via shared access
- Sought after village location
- Bespoke Breakfast kitchen
- Outstanding river view from bedroom 2
- Three ensuite bedrooms
- Current owners have obtained insurance at normal rate
- Gravel parking area for several cars
- Timber summer house in garden
- Fitted four door wardrobes in bedroom 3
- Amazing dog walks nearby

TENURE Freehold

EPC BAND GII listed

A BEAUTIFULLY PRESENTED RIVERSIDE PROPERTY WHICH HAS BEEN SYMPATHETICALLY MODERNISED TO CREATE A STUNNING HOME BENEFITTING FROM ITS OWN PRIVATE MOORING.



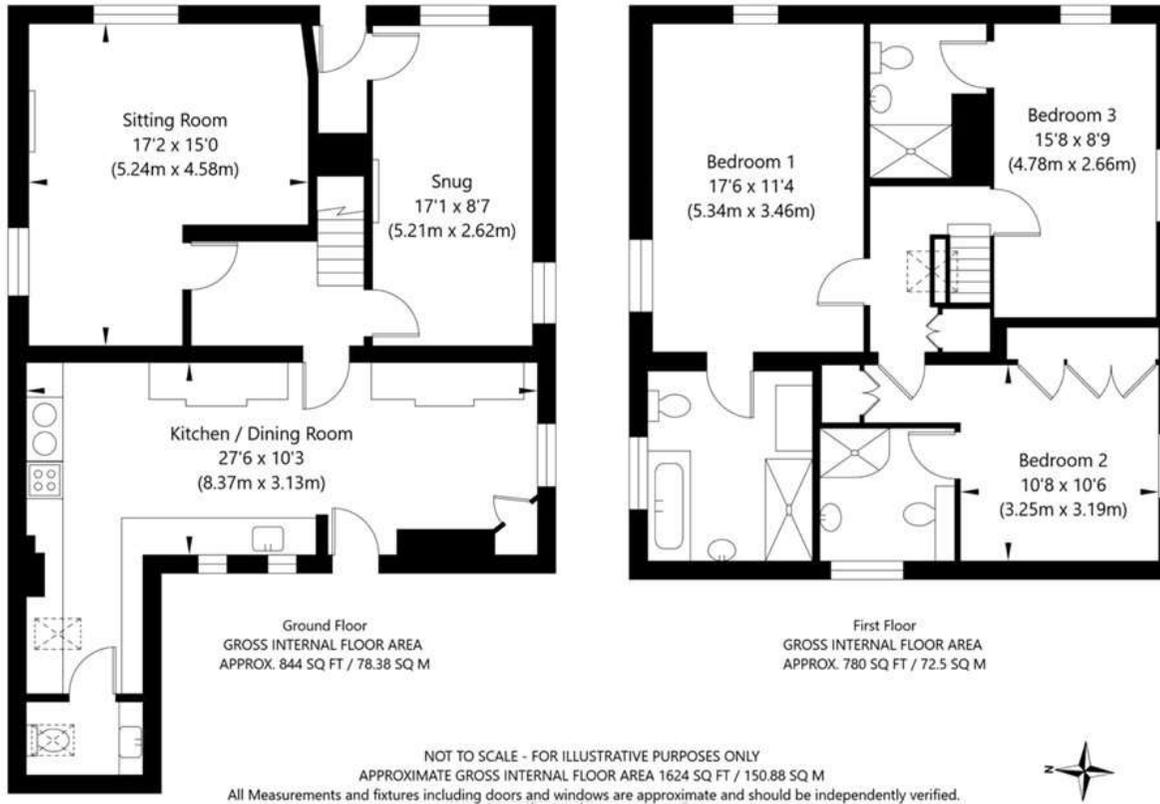


Classification L2 - Business Data



Classification L2 - Business Data

The Old Vicarage, Acaster Malbis, York, YO23 2LX



York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data