



THE GABLES, MILL LANE, ACASTER MALBIS
£925,000

Carter Jonas

THE GABLES, MILL LANE, ACASTER MALBIS, YO23 2UL

This substantial five-bedroom detached house delivers the space, layout and location a growing family wants. Set on a quiet village lane a few miles south of York, it pairs contemporary finishes with the easy rhythm of village life, all within the prized Fulford and Tadcaster Grammar catchments.

Inside, the heart of the home is a 30-ft open-plan kitchen/diner by Scammell's Interiors – quartz island, premium appliances, under-floor heating – with bi-fold doors that spill onto the garden. Two further reception rooms offer flexibility: a front sitting room/ snug and a rear living room with log-burner, oak flooring and dual-aspect light.

Upstairs, five well-proportioned bedrooms cater for family and guests alike. Highlights include:

- Principal suite with modern en-suite shower room
- Three additional double bedrooms
- Fifth bedroom/study with fitted storage
- Luxury family bathroom featuring freestanding bath, walk-in shower and under-floor heating

Outside, the landscaped rear garden is a genuine draw: generous lawn for children, broad patio for summer dining, and a powered summerhouse that converts easily to a home office or teen den. A wide driveway, double garage, utility room and ground-floor cloakroom complete the practical checklist, while broadband, village pub and quick routes to York and the A64 tick the lifestyle boxes.

No onward chain – ready for the next family to move straight in and enjoy.

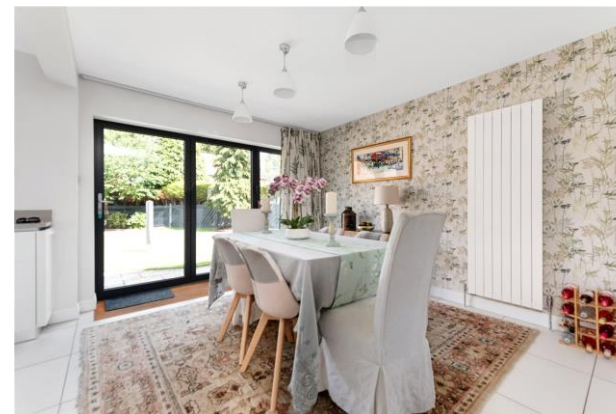
TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

COUNCIL TAX G

EPC BAND C

A SPACIOUS AND STYLISH FIVE-BEDROOM HOME WITH A SUPERB GARDEN, SET ON A QUIET LANE IN ONE OF YORK'S MOST DESIRABLE VILLAGES. PERFECT FOR FAMILY LIFE, WITH EXCELLENT SCHOOLS, FLEXIBLE LIVING SPACE AND NO ONWARD CHAIN.







GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



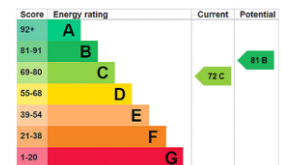
1ST FLOOR
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA: 1937 sq.ft. (179.9 sq.m.) approx.

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