



**TAPESTRY, MILL LANE, ACASTER MALBIS**  
£950,000

**Carter Jonas**

# TAPESTRY, MILL LANE, YO23 2UL

This stunning detached family home is located in the highly sought-after village of Acaster Malbis, just under five miles from York city centre. As you approach the property, electronic gates open to reveal a beautifully presented front garden and a gravelled driveway leading to a detached double garage.

The heart of the home is the recently refitted modern kitchen, which boasts a range of high-quality base and wall units, integrated appliances, and a central island with a breakfast bar. Adjacent to the kitchen is a utility room with additional storage and a sink. A true highlight of this property is the expansive orangery at the rear, measuring over 350 sq.ft. This delightful space offers plenty of room for both living and dining areas, making it the perfect spot for entertaining or enjoying family time.

The lounge, featuring double doors that open into the orangery, is complemented by a log-burning stove with an attractive surround, creating a cosy focal point. At the front of the property, a versatile reception room currently serves as a snug but can easily be transformed into a home office or playroom. The first floor comprises five well-appointed bedrooms, including a principal bedroom with fitted wardrobes and an ensuite shower room. A four-piece family bathroom completes the internal accommodation, offering a sink, W.C., bath, and separate shower cubicle.

Externally, the property sits on a well-maintained plot with a variety of lawns and patio seating areas, ideal for al-fresco dining and outdoor relaxation. The landscaped gardens, both front and rear, are meticulously kept, providing a serene and picturesque setting. Viewing of this exceptional property is highly recommended to truly appreciate the high quality of accommodation on offer.

**TENURE** Freehold

**LOCAL AUTHORITY** City of York Council

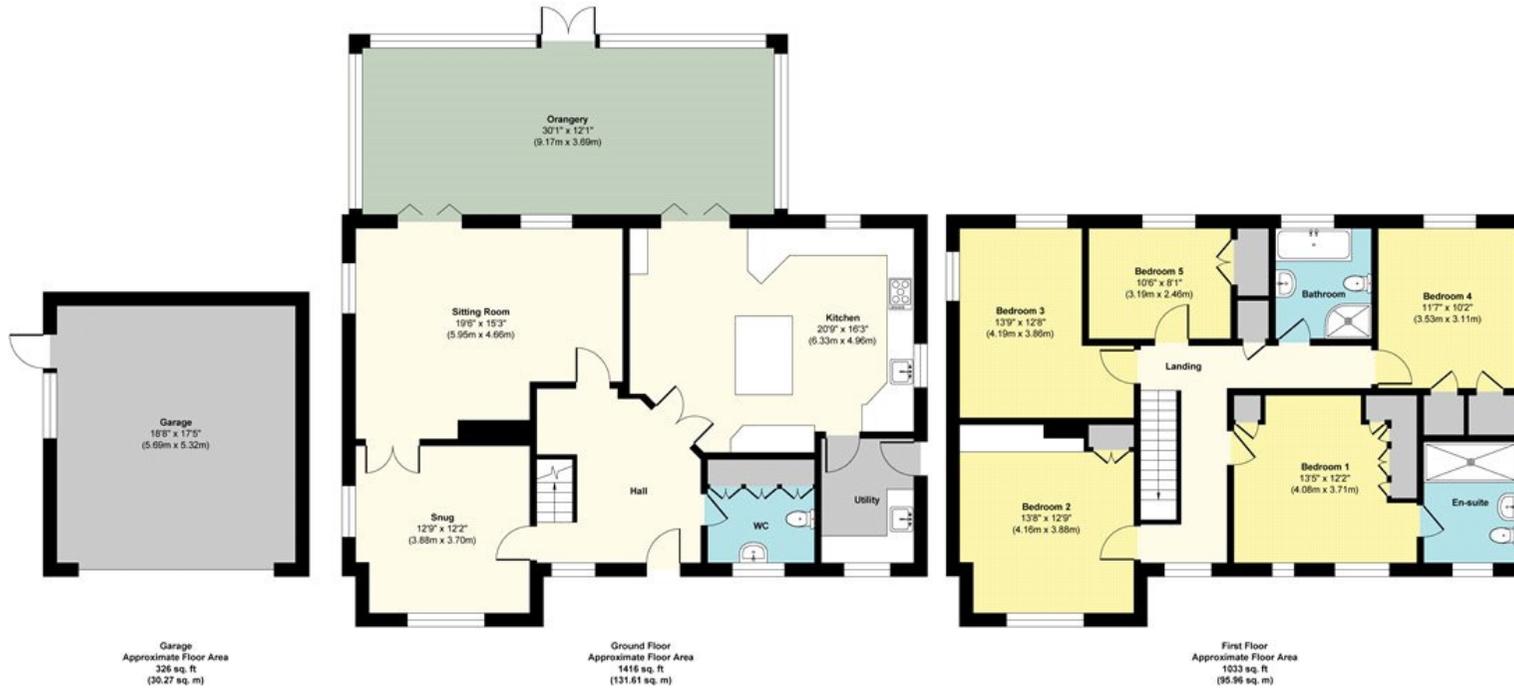
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**A SUPERB 5-BEDROOM DETACHED HOUSE WITH OVER 2,700 SQ FT OF ACCOMMODATION, INCLUDING AN OUTSTANDING ORANGERY. SITUATED IN A DESIRABLE VILLAGE, JUST 5 MILES SOUTH OF YORK.**





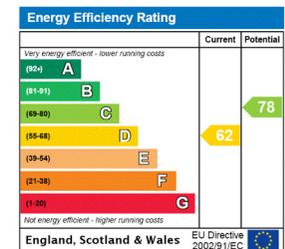




**Approx. Gross Internal Floor Area 2775 sq. ft / 257.84 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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