

# linkagency

4 Bedroom House - Detached for Sale

£795,000

The Hedges, Drifffield Road, Huggate, Nr Pocklington, YO42 1YH



## KEY FEATURES

- LUXURY, QUALITY ECO ELECTRIC NEW BUILD ; REPUTABLE CRAFTSMAN BUILDERS
- 4 LARGE BEDROOMS AND 2 RECEPTION ROOMS
- 2 EN-SUITES + A LARGE LUXURY BATHROOM
- LARGE PLOT: MULTI VEHICLE PARKING + EXTENSIVE SOUTH FACING GARDEN
- STUNNING COUNTRYSIDE VIEWS
- PRETTY, IDYLIC, SOUGHT-AFTER VILLAGE: THE ROLLING COUNTRYSIDE INSPIRED HOCKNEY'S PAINTINGS
- SUPERB OPEN-PLAN HI-SPEC, LIVING / DINING / KITCHEN WITH MULTI FOLD DOORS TO THE REAR PATIO AND GARDEN
- FULLY LANDSCAPED
- DISTANCE IN MILES: POCKLINGTON, 8; DRIFFIELD, 9; BEVERLEY 13; YORK 19
- AN ESCAPE TO THE COUNTRY WITH COUNTRYSIDE VIEWS AND A COUNTRY INN

### HEAD OFFICE

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This spacious, well-designed, high specification, individual home extends to approximately 226.6 sq m (2,439 sq ft) including the integral garage and offers versatile accommodation across two floors, ideal for luxury modern family living in a country village setting.

The substantial, thoughtfully designed family home combines generous room sizes throughout, ideal for buyers seeking space, flexibility, and modern living.

#### Ground Floor

The property opens into a welcoming reception hall with oak stairs leading to the first floor. To the front, a generously proportioned lounge with an open fireplace features a bay window, providing a bright and comfortable living space.

To the rear, the standout feature is the large, impressive high specification, open-plan kitchen/dining/living area creating a superb hub of the home—perfect for entertaining and everyday family life.

Additional ground floor benefits include: a separate utility room with external access and a WC/cloakroom.

#### First Floor

The first floor offers four well-proportioned bedrooms arranged around a good size landing:

The Principal bedroom is an exceptionally large room with a dressing area, an en-suite and a Juliet balcony with countryside views. There are 3 other good size bedrooms: bedroom 2 has en suite shower room and there is a large, impressive, luxury family bathroom featuring a walk-through shower and slipper bath.

#### Exterior

Outside the fully landscaped, south-facing plot includes a pillared entrance to a large gravel driveway, suitable for multi-vehicle parking with a block paved area to the integral garage which has an electric door and personnel door to the side. To the private, south-facing rear is a large garden with fencing to 3 sides, a large patio and steps leading to an extensive lawned area.

The home benefits from an air source heat pump and quality double glazed composite windows and doors.

#### Huggate

Nestled in the heart of the picturesque Yorkshire Wolds, the charming village of Huggate offers an idyllic rural lifestyle while remaining conveniently accessible to nearby towns and cities. The thriving market town of Pocklington lies just approximately 8 miles away (around a 15–20 minute drive), providing a range of local amenities, shops, and services.

For those seeking wider facilities, the historic city of York is within easy reach at around 18–20 miles (approximately 30–40 minutes by car), offering excellent shopping, dining, cultural attractions, and mainline rail connections.

Huggate, therefore, combines the peace and beauty of countryside living with practical access to everyday conveniences and commuter links.



### Specification details

Air source heat pump  
Ground floor underfloor heating  
First floor radiators

Open chimney in living room suitable for log burner (not supplied)  
Oak staircase  
Hansgrohe showers  
Large freestanding bath  
Kitchen  
Callerton Kitchen  
Sahara waves 20mm quartz worktops  
Quooker tap  
Siemens kitchen appliances:  
Siemens iQ700 Single Oven -active clean  
Siemens iQ700 Compact45 Oven with Microwave  
Siemens iQ300 177x54 FridgeFreezer - Low frost bottom freezer  
Siemens iQ300 60cm Fully Integrated Dishwasher  
Siemens iQ300 80cm induction Airventing Hob

Karndean flooring in hall, kitchen and utility room

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property







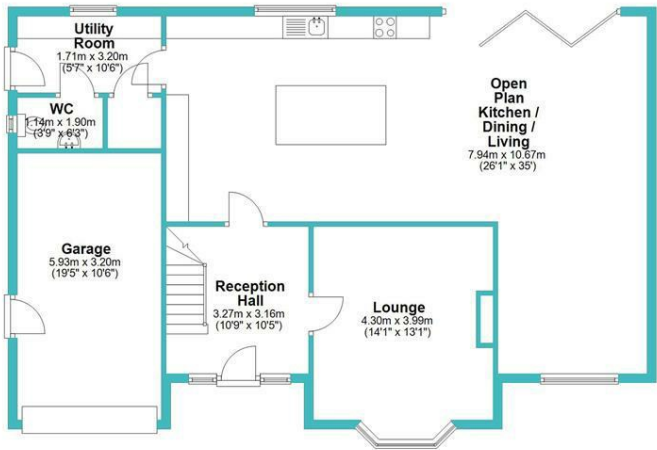




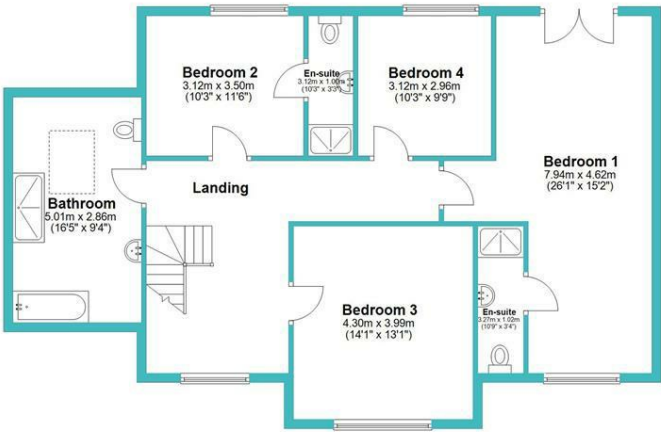
Approximate Gross Internal Floor Area  
226.6 Sq Metres / 2439.0 Sq Feet (Including Garage)  
208 Sq Meters / 2235.0 Sq Feet (Excluding Garage)



**Ground Floor**  
Approx. 118.6 Sq Metres (1276.4 Sq Feet)



**First Floor**  
Approx. 108.0 Sq Metres (1162.6 Sq Feet)



**Disclaimer:**

Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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