

# linkagency

4 Bedroom House - Detached for Sale

£795,000

The Hedges, Driffield Road, Huggate, 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 WIDE OPEN VIEWS AND A COUNTRY INN

This spacious, well-designed, high specification, individual home extends to approximately 226.6 sq m (2,439 sq ft) 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 a 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 central landing:

The Principal bedroom is an exceptionally large room with its own en-suite and Juliet balcony with countryside views. There are 3 other large bedrooms, bedrooms 2 and 3 have en suite shower rooms and there is a large, impressive, luxury 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

Nested 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.

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COMING SOON







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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