

linkagency

4 Bedroom Character Property for Sale

£750,000

Pinfold Driffield Road, Huggate, Nr Pocklington, East Yorkshire, YO42 1YH



KEY FEATURES

- SUBSTANTIAL EXECUTIVE, HIGH SPEC FINISH RENOVATION SPANNING 2118.4 SQUARE FEET
- MAGNIFICENT OPEN-PLAN, BESPOKE KITCHEN, DINING, AND FAMILY DAYROOM
- QUALITY FLOORING INCLUDED THROUGHOUT
- ENERGY EFFICIENT AIR SOURCE HEAT PUMP
- 3 RECEPTION ROOMS INCLUDING 2 SEPARATE, VERSATILE SITTING ROOMS
- PRINCIPAL ENSUITE BEDROOM WITH JULIET BALCONY
- 2 FURTHER LARGE DOUBLE BEDROOMS WITH JACK AND JILL ENSUITE SHOWER ROOM
- 4TH BEDROOM AND FAMILY BATHROOM
- STUNNING WOLDS' VILLAGE CENTRAL LOCATION CLOSE TO POCKLINGTON, YORK, BEVERLEY & DRIFFIELD
- PART EXCHANGE OPTIONS AVAILABLE

HEAD OFFICE

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This outstanding, fully renovated, executive detached family home offers an exceptional standard of contemporary living, beautifully merging spacious architectural design with high-end premium finishes. Spanning a highly generous 196.8 sq. metres (2,118.4 sq. feet) over two perfectly configured storeys, the property provides an incredibly versatile layout, tailor-made for modern family life and grand-scale entertaining. From its striking exterior aesthetic—combining a crisp cream-rendered facade with traditional red-brick base detailing and a sprawling gravel driveway, the home commands a magnificent presence.

The ground floor opens into a bright and spacious reception hallway that seamlessly introduces the home's high-calibre layout. To the front sit two independent reception rooms: a principal formal lounge featuring a large curved bay window, a large, flexible secondary sitting room ideal for use as a snug, playroom, or home office. Spanning the entire rear of the property is the home's crowning jewel: a spectacular open-plan kitchen, dining, and living family dayroom. This exceptional space features high-end dual-finish cabinetry combining handleless units with warm oak full-height casings, a substantial central breakfast island: all with premium quartz worktops, and integrated Siemens appliances. The entire room effortlessly integrates with the outdoors through full-width aluminium tri-fold doors that retract completely to reveal an expansive flagstone entertaining patio and central lawn. A separate luxury utility room fitted with bespoke shaker cabinetry and a deep ceramic Belfast sink, an adjoining ground-floor cloakroom WC, and a dedicated boiler room add crucial everyday functionality to this flawless layout.

Upstairs, the first floor expands into four remarkably well-proportioned double bedrooms and an array of luxury bathroom facilities. The grand principal bedroom suite overlooks the rear garden and countryside beyond through french doors with side windows and a Juliet balcony, the room boasts integrated storage and a private modern en-suite shower room. Bedrooms two and three are both expansive double rooms that share a highly practical Jack and Jill en-suite shower room layout, while bedroom four offers a versatile, small double room. There is also a beautifully appointed main family bathroom across the landing with an over bath shower. Externally, the property is wrapped by private, fully landscaped gardens with a south-facing enclosed rear.



Situated in a highly desirable position within the picturesque and historic village of Huggate, this property enjoys the peace and tranquility of a quintessential English countryside setting. Known for being the highest village on the beautiful Yorkshire Wolds, Huggate offers an idyllic rural lifestyle and a close-knit community feel, while still remaining exceptionally well-connected to prominent market towns, the coast, and major employment hubs via easily accessible road links.

• Proximity & Commuter Distances:

Huggate serves as a fantastic central base for exploring the region and commuting, with direct road routes putting key destinations within easy driving distance:

- Pocklington approximately 7.3 miles
- Driffield approximately 11 miles
- Beverley approximately 14 miles.
- York approximately 19 miles.
- East Yorkshire Coast (Bridlington) approximately 22 miles.
- Hull: approximately 24 miles.

• Local Amenities & Dining:

The village itself is home to the famous and highly regarded Wolds Inn, a traditional family-run country pub and restaurant dating back to the 17th century. For daily shopping, supermarkets, independent boutiques, and an extensive choice of cafes and restaurants, the thriving market towns of Pocklington (approx. 7.3 miles) and Driffield (approx. 11 miles), are just a short drive away.

• Nature & Outdoors:

Set in the stunning heart of the Yorkshire Wolds, the location is a true paradise for walking, cycling, and outdoor enthusiasts. The renowned Yorkshire Wolds Way national trail passes right through the village, offering immediate access to breath-taking chalk valleys, rolling hills, and scenic countryside landscapes.

• Community & Heritage:

The village boasts a vibrant community spirit and is home to the landmark Grade I listed St Mary's Church, famous for its striking 14th-century spire and historic features.

• Transport Links:

Despite its peaceful and private setting, the village benefits from close proximity to the A166, providing a direct, straightforward road route straight into the city of York or eastwards down to the coast.

• Education:

Highly regarded primary schooling options are available in the neighbouring villages of Warter and Wetwang, with excellent secondary education and sixth form provisions located nearby in both Pocklington and Driffield.



Specification details

Karndean flooring in hallway, open plan kitchen and utility room

Tiled floors to bathrooms

Fitted carpets to all other rooms

Callerton Kitchen

Sahara waves 20mm quartz worktops

Quooker tap

Siemens kitchen appliances:

Siemens Single Oven -active clean

Siemens Compact45 Oven with Microwave

Siemens FridgeFreezer

Siemens Fully Integrated Dishwasher

Siemens induction Hob

Windows and doors : new secure by design

Air source heat pump

Ground floor underfloor heating to open plan living/ dining kitchen and to both reception rooms

First floor radiators

Personal Agent Jayne at Link Agency

When you choose a Personal Agent to sell your home , your service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality interior and exterior professional photography as standard

Floor plans

Listing on major websites including Rightmove, Zoopla and On the Market

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

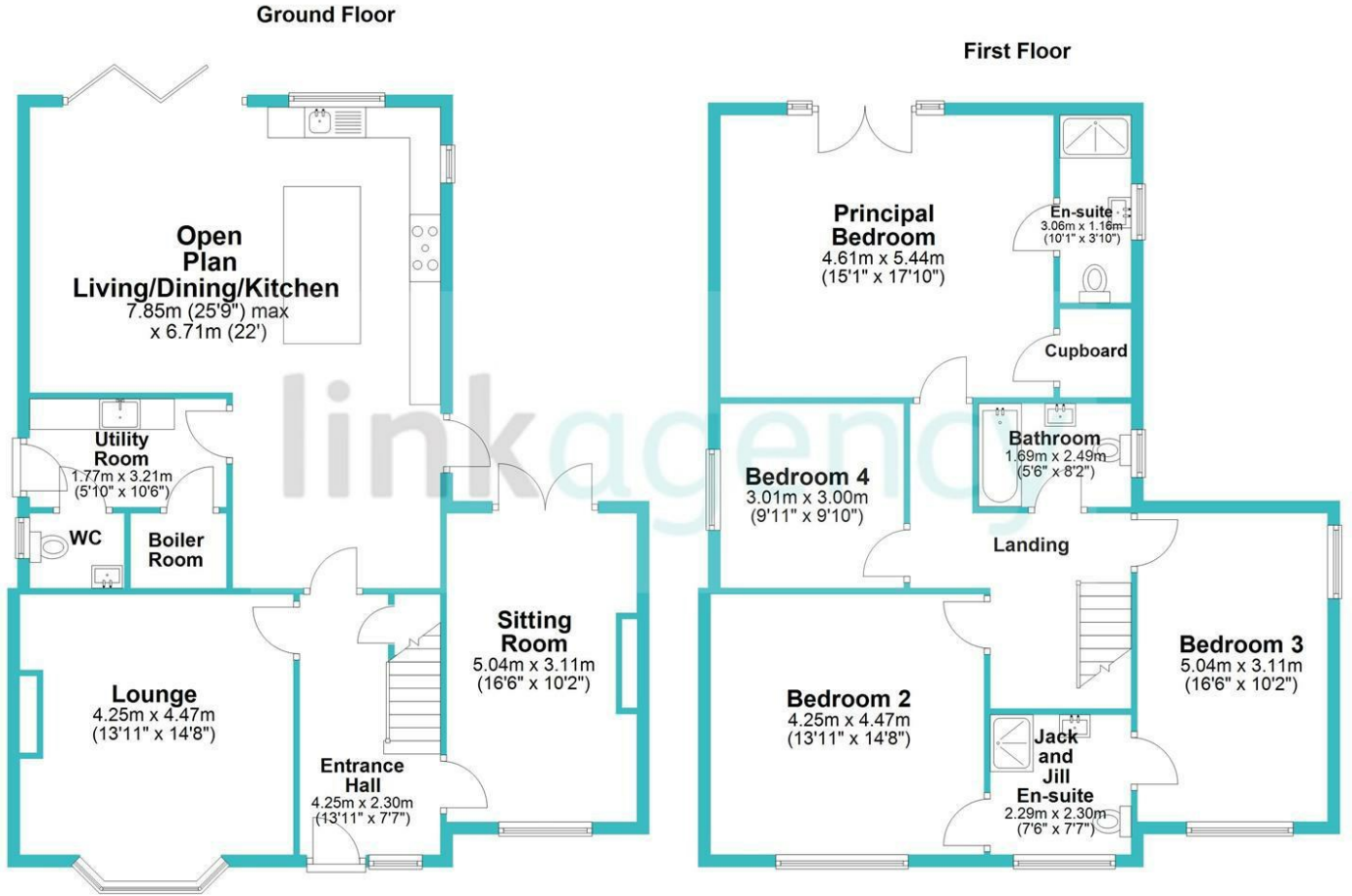
Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 answering service to ensure no leads are missed

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Total area: approx. 196.8 sq. metres (2118.4 sq. feet)

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

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