



Silver Street, Huggate, York, East Riding of Yorkshire, YO42 1YB

• Potential for No Onward Chain • Beautifully renovated period property • Modern and versatile family living • 5 bedrooms and 4 bathrooms • Open plan kitchen/dining area • Two reception rooms • Private study plus utility room • Enclosed and private front and rear gardens • Off street parking for multiple cars with a detached garage/store • EPC = D

Guide Price £630,000

Blacksmith Shop is a beautifully renovated period property dating back to the late 1800s, set within a private and established setting in the picturesque Wolds village of Huggate. Combining characterful features with stylish modern living, this impressive home offers generous and versatile accommodation, together with attractive gardens, ample parking and a detached garage/store.

The accommodation is centred around a welcoming entrance hall, leading through to a charming living room featuring a wood-burning stove. To the rear, an impressive open-plan kitchen and dining space forms the heart of the home, complete with a central island, extensive fitted cabinetry, generous work surfaces and ample room for family dining. Vaulted ceilings and rooflights enhance the sense of space and natural light, while doors open directly onto the garden, creating an excellent setting for entertaining and everyday living.

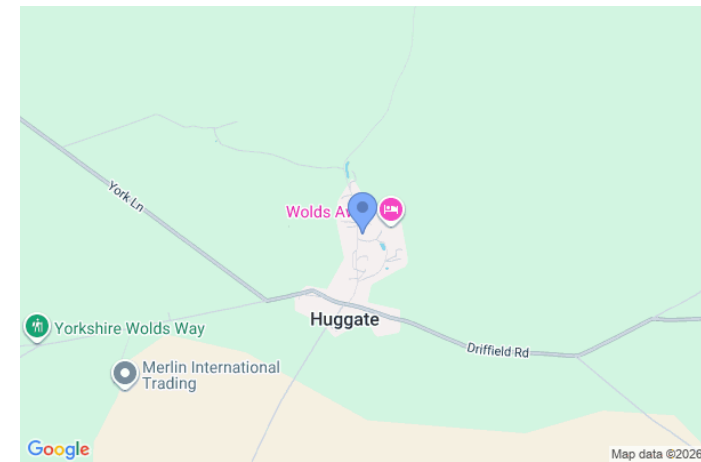
A downstairs bedroom with en-suite, separate sitting room with log burning stove and private study provide further flexibility, offering wonderful spaces perfectly suited to family life.

The ground floor is completed by a useful utility room adjacent to the kitchen, ideal for storing coats and shoes, as well as a modern downstairs shower room and W.C.

The first floor comprises four bedrooms, including a principal bedroom with en-suite facilities, alongside a family bathroom.

Externally, the property enjoys a particularly attractive and private setting. The established rear garden features a generous lawn, mature trees and shrubs, planted borders and a paved seating area, offering a peaceful outdoor space to enjoy throughout the seasons. A gravelled driveway provides extensive off-street parking, with a detached garage/store offering further storage potential or workshop space.

To summarise, situated in the highly regarded village of Huggate, in the heart of the Yorkshire Wolds, Blacksmith Shop enjoys a wonderful rural setting surrounded by rolling countryside and scenic walking routes. The property offers an appealing combination of period charm, spacious accommodation and a private village setting, making it an excellent choice for families seeking a distinctive home in the East Yorkshire countryside.





BEAUTIFULLY RENOVATED PERIOD PROPERTY IN THE HEART OF THE WOLDS



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		60	62

Address: Silver Street, Huggate, York, East Riding of Yorkshire, YO42 1YB
Reference: 3031

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		0	0

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services Oil central heating. Mains drainage and electric.



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Offices in **York, Pocklington and Market Weighton**

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Approx. Gross Internal Floor Area 2757 sq. ft / 256.95 sq. m

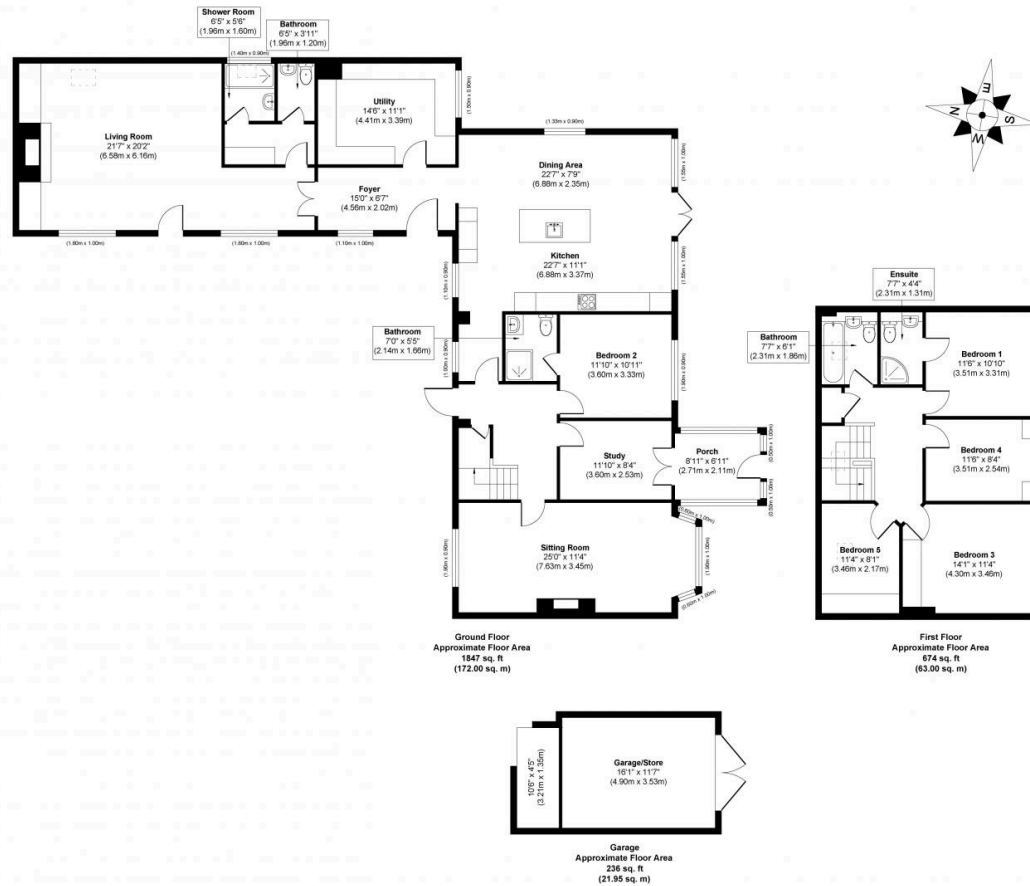


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