

CROFT FARM

Allerthorpe, York



CROFT FARM

Detached village house, beautifully appointed, accompanied by a large garage and stunning landscaped gardens

*Pocklington 1½ miles • Market Weighton 7 miles • York 13 miles
Beverley 18 miles • Hull 24 miles • Yorkshire coast 30 miles*

Hall • cloakroom/wc • 2 reception rooms • study • office
• kitchen/dining room • utility room

Principal bedroom suite with dressing room and bathroom
• 3 further bedrooms • 2 further bathrooms (1 en suite)

Detached garage • loggia • arbour • log store • open stores

Gardens and grounds

In all 0.19 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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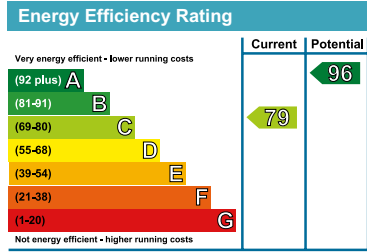
Croft Farm, Main Street, Allerthorpe, York YO42 4RW

Approximate Gross Internal Area

Main House - 217 SQ M / 2335 SQ FT

Total - 267 SQ M / 2878 SQ FT

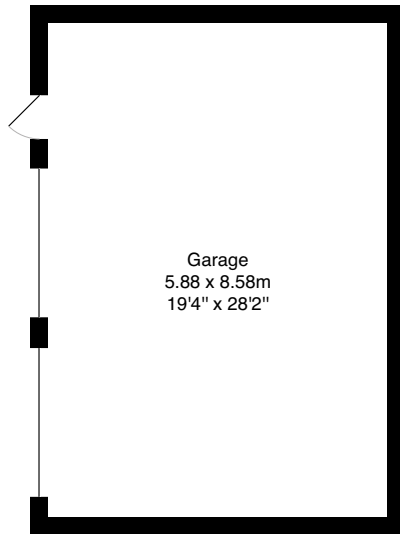
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



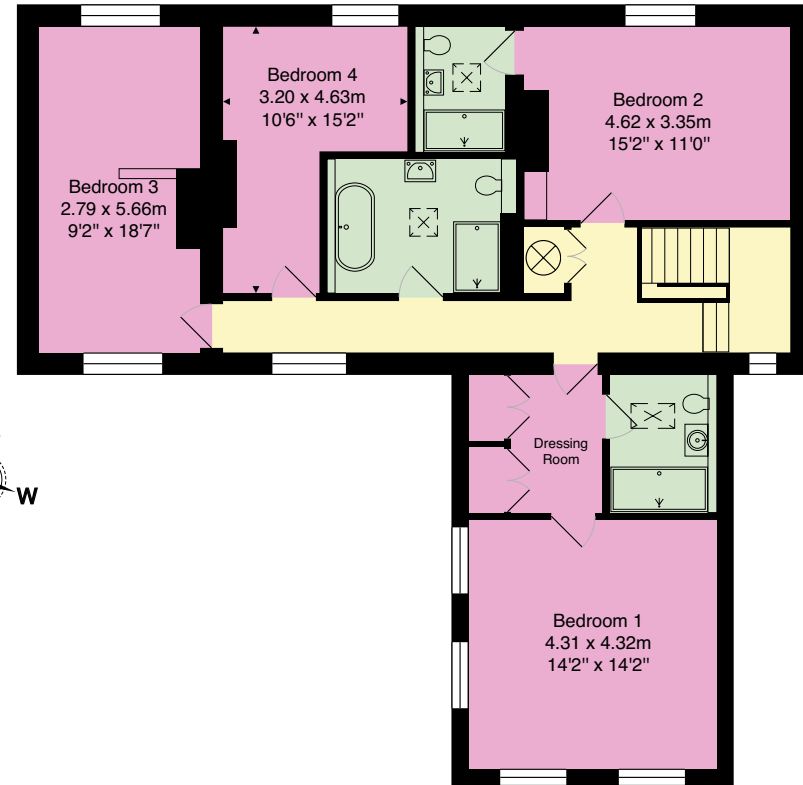
Ground Floor
Area: 111.8 m² ... 1204 ft²



Garage
Area: 50.5 m² ... 543 ft²



First Floor
Area: 105.1 m² ... 1131 ft²



City

Country

Coast

Croft Farm is a beautifully restored and comprehensively modernised former farmhouse dating from 1842, blending period character with exceptional contemporary finishes and energy-efficient technology to create a stylish yet highly practical family home. Thoughtfully future-proofed and powered by green energy, the property occupies an attractive position within the village behind a deep grass verge. Electric gates open to reveal beautifully landscaped gardens, a sweeping gravel driveway and detached garage.

Croft Farm lies within easy walking distance of an historic country inn and just a short drive from the thriving market town of Pocklington.

A much-loved family home, it is offered for sale for the first time in over 20 years - only the fourth time in its 184-year history.

- Detached house in a Conservation village
- Early Victorian former farmhouse comprehensively updated for modern living
- Approximately 2335 sq ft over 2 floors
- Detached garage/workshop and ample private parking
- Beautifully landscaped gardens offering privacy
- Strolling distance of historic pub
- Adjacent to the market town of Pocklington
- Convenient for York



Tenure: Freehold

EPC Rating: C

Council Tax Band: F

Services & Systems: Mains electricity, water, drainage. Air source heat pump. Wet underfloor heating throughout ground floor and electric underfloor heating in all bathrooms, column radiators on first floor. Full fibre broadband with wireless access points. CCTV.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly

excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority: East Riding of Yorkshire Council www.eastriding.gov.uk Conservation Area

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Croft Farm is constructed of brick beneath a pantile roof with cast aluminium guttering replicating the look of traditional cast iron, and is complemented by a garage block, also constructed in brick and pantile. The current owners have undertaken an extensive programme of renovation and extension, creating a home with refined contemporary interiors and impressive attention to detail throughout - along with a garden designed for enjoyment.

The superb kitchen dining room forms the heart of the home and is positioned to the rear of the property, where double doors open directly onto an oak-framed loggia, creating an exceptional space for outdoor entertaining and al fresco dining alongside the barbeque terrace. Displaying built-in character with exposed oak beams, the room has two Velux rooflights fitted with electrically operated blinds. The

fitted kitchen is bespoke and handmade incorporating oak and painted cabinetry, granite work surfaces, a central island with Franke boiling water tap and wine fridge, integrated twin Neff hide-and-slide ovens and dishwasher, an integrated Bosch refrigerator. Adjoining is a well-appointed utility/laundry room, also fitted with a Velux rooflight and electric blind.

The inviting snug has half-panelled walls and a Morso multi-fuel stove forming an attractive focal point. Adjacent, the beautifully proportioned sitting room features engineered oak flooring and a Clearview multi-fuel stove set upon a stone hearth within a stone surround. Bespoke oak cabinetry has been fitted within the study, including a skilfully designed sliding cupboard for printer storage, while beyond lies a dedicated admin/office room incorporating secure gun cupboards.



Occupying the northern wing of the house, the principal bedroom suite enjoys a double aspect outlook and includes a dressing room with two substantial built-in wardrobes together with a stylishly appointed en suite shower room featuring a rainfall shower, floating basin and Velux rooflight with electric blind.



Bedroom two has an en suite shower room with natural light from a sun tube and includes a walk-in shower and a floating vanity basin. Two further generous double bedrooms are served by a beautifully designed family bathroom also illuminated by a light tube and fitted with a freestanding bath, large walk-in shower, a floating vanity unit with sensor lighting and illuminated condenser mirror above. Each bathroom is well appointed and fitted with a dual-fuel towel rail.



Outside

The front elevation is framed by lavender borders, while secure electric gates on the eastern boundary open onto a sweeping gravel driveway leading to the substantial detached garage with workshop at the rear of the property. The garage has two electric doors, power, light and overhead storage. Ample parking and turning space are provided in front of the garage and, between the garage and far boundary, is an enclosed storage area with polycarbonate roofing and an external water supply.

Adjoining the kitchen/dining room, the oak-framed loggia is set upon a stone-flagged terrace and provides an exceptional outdoor seating and dining area overlooking the gardens. Adjacent is a dedicated outdoor barbeque station. Stone steps rise to a rose-clad arbour positioned to enjoy west-facing views across the shaped lawn, framed by lavender beds and sweeping herbaceous borders planted with colourful shrubs and perennials. A mature pyracantha provides natural screening to the garage, which is accessed via a rose archway that adds further structure and seasonal colour.

On the far corner is a delightful “secret garden” accessed through a pergola draped with climbing roses. This sheltered south-facing space features a sunny terrace set against a warm brick wall supporting an espalier apple tree, together with raised cut-flower beds also planted with productive plum, pear and apple trees interwoven with perennials.

A secure pedestrian gate on the western boundary leads to the practical working area of the garden with an additional set of gates providing further privacy and security, leading to a sheltered area where climbing roses are trained along the walls.

Enclosed by mellow brick walls and fence panels, the landscaped gardens have been thoughtfully designed to provide privacy and enjoyment throughout the day, and are enhanced by motion-sensor lighting throughout.



Environs

Allerthorpe is a highly regarded village characterised by its wide green verges and attractive rural setting. At its centre lies The Plough Inn, an historic country pub dating from the early nineteenth century, together with the village hall and the twelfth-century church of St Botolph. The surrounding area offers excellent recreational opportunities including nearby woodland, a nature reserve, Allerthorpe Golf & Country Park and Allerthorpe Lakeland Park.

The nearby market town of Pocklington provides a superb range of amenities including independent retailers, supermarkets, highly regarded state and independent schools, parkland gardens and a thriving arts centre. School transport links are available from Allerthorpe to both Pocklington and Woldgate schools, and there is an additional service from Pocklington to York College.

Beyond the village lie the rolling landscapes of the Yorkshire Wolds, while the nearby A1079 offers convenient access to York, Leeds, Beverley and Hull. York Railway Station and Howden Railway Station (approximately 15 miles) provide direct services to London King's Cross.

Directions

From A1079 York-Hull Road, take Main Street into Allerthorpe and the electric timber gates of the property are on the right hand side, before the pub.

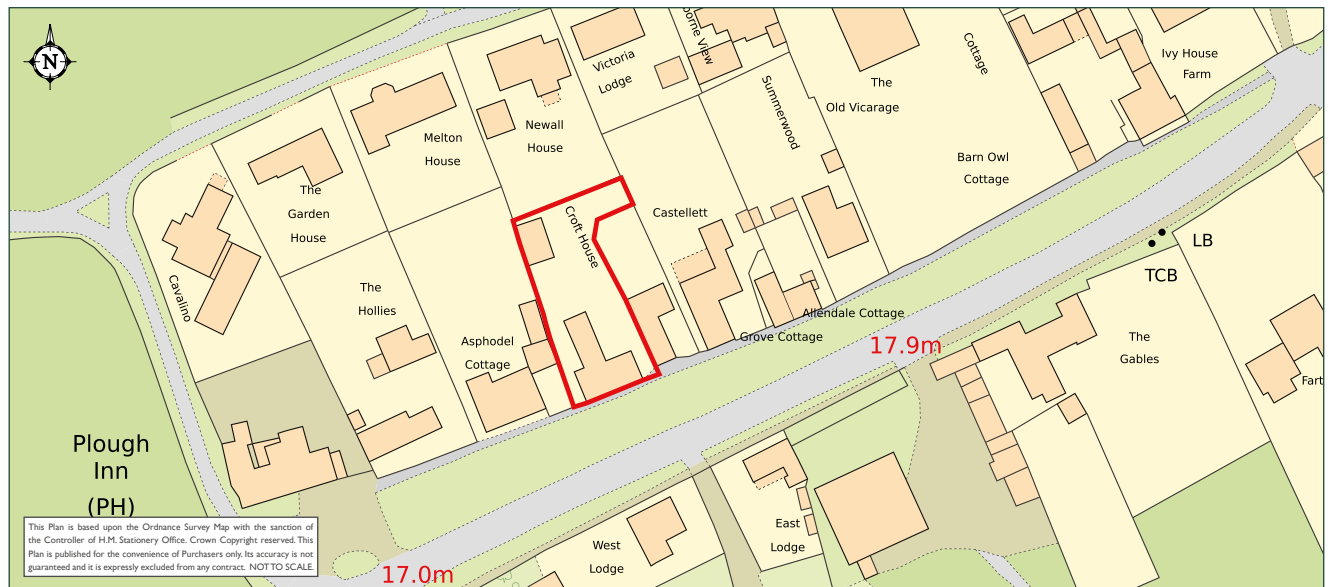
What3words: ///petition.bigger.booms

Viewing

Strictly by appointment.



ESTABLISHED 1992



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