



WILLOW LODGE, HUGGATE, YORK YO42

NORTH  
RESIDENTIAL



A fantastic home with lateral living space and a pretty, secluded garden, located in a sought-after Wolds village near Pocklington & York, surrounded by David Hockney's most celebrated landscapes.

This is a fabulous home which has perfectly balanced accommodation for modern family living, situated within a popular and unspoilt village. An accessible location with convenient access into Pocklington and near the historic city of York which has an excellent range of amenities.

This desirable property has a perfect layout and is within an ideal position being located within the heart of this Wolds village, surrounded by dramatic rolling countryside. The house benefits from beautiful reception space, four bedrooms and a high degree of privacy.



<b>Tenure</b> Freehold	<b>Local Authority</b> East Riding of Yorkshire	<b>Council Tax Band</b> Band E	<b>EPC Rating</b> Band F	<b>Price</b> £440,000
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## Property Description.

The property is naturally light throughout and has about 1335sqft, the accommodation offers excellent space for entertaining and family living. A dual aspect sitting room has lovely views onto the landscaped garden, together with a gas fire. The attractive bay window has elevated views onto the garden and village beyond. The adjacent dining room, also with private views onto the garden offers scope for more formal entertaining. The breakfasting kitchen has an excellent range of country style wall and base units, this includes two floor to ceiling cupboards, a wine rack, plate display and two glass fronted display wall cupboards. There is plumbing for a washing machine, an electric hob, oven and separate grill, an integrated fridge and freezer and a full height pull out larder rack cupboard. The conservatory/garden room has doors leading into the garden and can be accessed from the kitchen and dining room and offers a delightful, light and airy reception room to enjoy the views to the garden.

The principal bedroom has a beautiful view from the bay window, a generous amount of integrated wardrobe and storage space including a dressing table and linen cupboard. It has en-suite wet room with heated towel rail and electric shower. Bedroom two also has an integrated wardrobe with attractive views onto the rear garden. Bedrooms three and four are located to the front with elevated views offering brightly lit space. The family bathroom has modern white fittings, a shower above the bath, tiled floor and walls, heated towel rail and linen cupboard with hot water tank. The hall has a further cupboard and there is access to the loft.

The house has a feeling of volume, light and space and benefits from double glazing.









## Outside.

The garden is ideally positioned for summer relaxation and entertaining. Located on an enviable and desirable corner position with ample off-street parking with a smart block brick drive. The double garage has an electric roller door, tap, sockets, sink, wall and base units. There are multiple areas for seating which include a patio by the conservatory, by the lawn and at the end of the garden where there is a pretty summerhouse, there is a small, decked seating area. The garden benefits from being private, there is a greenhouse and a variety of borders with shrubs, mature trees including a pear tree.

## Services.

We understand there is mains services with LPG central heating.







Village green



Huggate village duck pond



## Location.

Huggate is an attractive Wolds village and conveniently located for easy access into the thriving and well-served market town of Pocklington. The village has a popular pub, The Wold's Inn, a village green, duck pond, Rachel's Walnut Cottage Tea Room, the Plum Tree Studio & Gallery, Church and many benches to sit and enjoy the village ambience. The village offers phenomenal walking and cycling opportunities and walks nearby include The Wolds Way, The Chakland Way and The Minster Way. There is an excellent choice of strong state and independent primary and secondary schools within a viable school run.

Pocklington has an excellent range of independent retailers, coffee and gift shops, national supermarkets, highly regarded independent and state primary and secondary schools. Driffield has an excellent range of independent retailers, national supermarkets and professional services, sports, educational and recreational facilities. The town is home to the Driffield Golf Club and has a railway station with regular Northern train services along the Yorkshire Coast line.

York offers an excellent range of independent and national retailers, sporting and recreational facilities expected from such a well-regarded city. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.

The Wolds is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities within classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be easily reached, with the stunning Fraisthorpe beach about 14 miles to the north-east. Beverley, about 12 miles south, is an historic and attractive market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers.

## Directions.

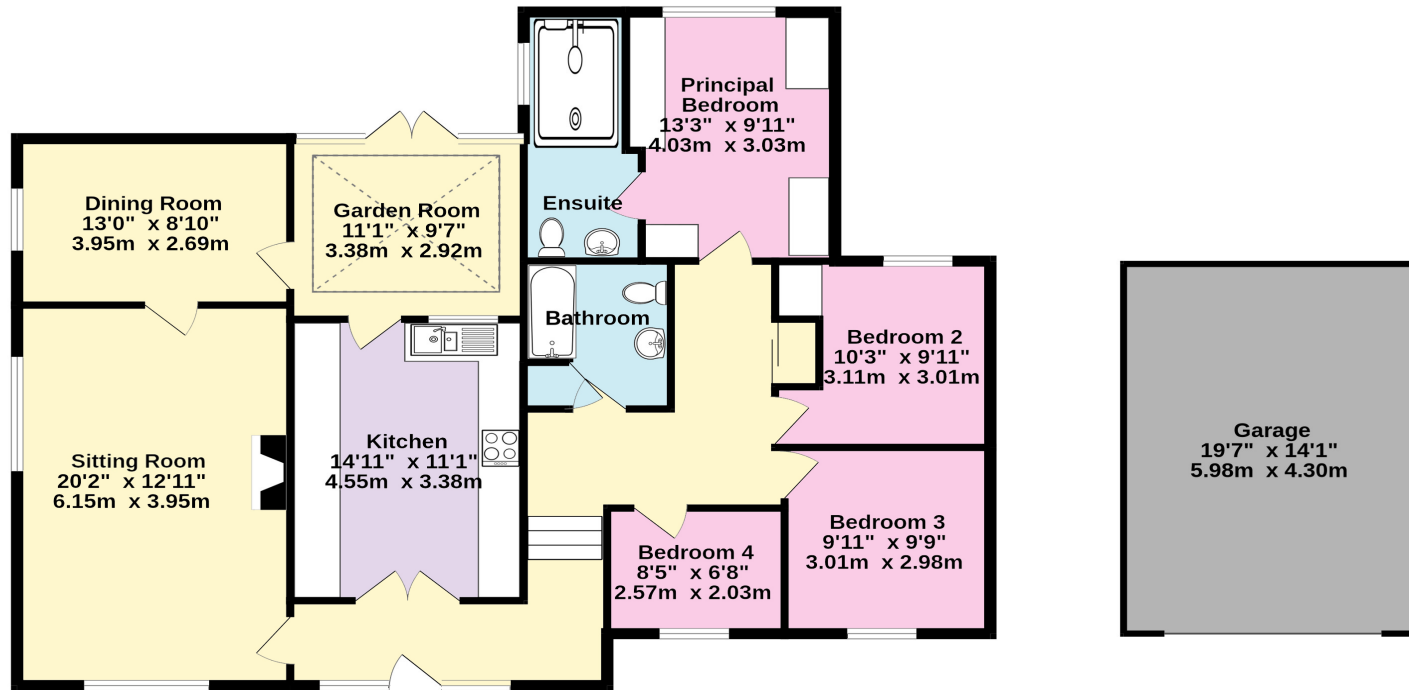
Postcode – YO42 1YQ

For a precise location, please use the What3words App [///margin.octagonal.optimists](https://www.what3words.com/)





**GROUND FLOOR**  
1335 sq.ft. (124.1 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PLEASE CONTACT THE POCKLINGTON OFFICE - 01759 779025 - 14 PAVEMENT, POCKLINGTON, YORK YO41 2AX**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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