



HALL GARTH FARM, THORNTON YO42

£695,000

NORTH
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An outstanding family home, with impressive character features, beautiful reception space, a spacious garden, offering a rare opportunity to live within an un-spoilt village near York.

This is a beautiful, welcoming, and stylish home, a former farmhouse with far-reaching views and spacious grounds to enjoy. The property has about 2528sqft in total plus the former piggeries have about 874sqft in addition. Hall Garth Farm is perfectly enhanced for modern family living, being situated within a charming village on the edge of the Yorkshire Wolds. This is an accessible location, with easy access to the amenities of Pocklington and York.

This desirable property has outstanding accommodation with high quality and tasteful fixtures, this stunning family home benefits from being naturally lit throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within walking distance of beautiful un-spoilt countryside. The house benefits from impressive reception space and five bedrooms. The sympathetic restoration of this beautiful house retains the integrity of the original building, while equipping it for modern day living.



Tenure
Freehold

Local Authority
East Riding

Council Tax Band
Band F

EPC Rating
Band D





FAMILY RULES
ALWAYS BE KIND
ENCOURAGE EACH OTHER
BE PROUD OF YOURSELF SAY I'M SORRY
FORGIVE OTHERS
DO YOUR BEST WORK HARD
SAY I LOVE YOU
TRY NEW THINGS LISTEN TO YOUR HEART
TELL THE TRUTH
SAY PLEASE & THANK YOU

Property Description.

The generous and naturally bright dual aspect kitchen and dining area offers a welcoming atmosphere to the house with its stone flagged floor and bi-folding doors. This impressive room has an inviting feel, which provides attractive views onto the garden, and it offers plenty of space for entertaining. The handmade kitchen, from Richard James of Flaxton near York, has an excellent range of storage space, with a central island making an attractive focal feature. There is an Aga, integrated dishwasher, fridge, freezer, and a Belfast sink. The granite worksurface complements the soft tones beautifully. This space was planned to capture lovely natural light and offers wonderful flexibility for family life. The adjacent snug, also with a stone flagged floor has an abundance of character features including exposed beams and an open fireplace within the old bread oven. There is an excellent range of integrated storage with attractive striped doors with traditional ironmongery.

The inner hall, also with a stone flagged floor leads to a ground floor shower room with modern white fittings. A family room is positioned to the front and at the heart of the property, making it an ideal family friendly and sociable space. It has a lovely bay window with views onto the lawn, striking integrated bookcases with lighting either side of the stove (handmade and fitted by The Wolds Furniture Company, Market Weighton), an oak floor, and a woodburning stove with a pretty brick surround. This offers super family and entertaining space. Leading into the original hall with an attractive tiled floor, there is a further dual aspect sitting room, also with a bay window, and an exposed timber floor, woodburning stove with a stone hearth and traditional fire surround. This provides excellent flexibility.

The remaining accommodation on the ground floor includes an understairs cupboard, a utility with a stone flagged floor, sink, storage space and a boot room with a stone flagged floor which leads into the rear garden.





Property Description.

The stairs to the first floor are flooded with natural light from an impressive and elegantly designed window. The principal bedroom has a warm and relaxed feel, with a full wall length of wardrobes, designed to maximise storage with hanging and drawer space, designed with a tasteful, classic look. There is an en-suite shower room with modern white fittings, half tiled walls and storage below the wash hand basin. Bedroom two has a pretty dual aspect with glorious views south over open countryside. It also benefits from exceptional integrated floor to ceiling storage space with country style wardrobes. Bedrooms three and four have integrated wardrobes and bedroom five is a generously sized fifth bedroom. The spacious family bathroom has a free-standing modern bath, a separate shower, storage below the wash hand basin and half tiled walls.

The integrated wardrobes in the principal bedroom, bedrooms two and three are handmade and fitted by The Wolds Furniture Company, Market Weighton.

The house accommodation provides the ideal balance for entertaining and accommodating family life. There is the benefit of double glazing throughout. This attractive home has fantastic qualities and with its neutral and welcoming décor, the house is ready to be enjoyed by a new owner. This is a versatile and nicely proportioned property, making it a perfect home.









Outside.

The house is accessed over a private track from the highway which sweeps around to the rear and opens onto a generous hard standing area. This is perfect for vehicles, horseboxes, trailers, or a caravan. A beautiful expanse of lawn encompasses the south and east elevations.

Former piggeries are located directly adjacent to the rear, and these benefitted from having historic planning permission for conversion into residential accommodation, this has now lapsed. They are currently used for storage and consist of four different compartments. Subject to obtaining new planning permission, they offer exceptional potential to incorporate into the house or convert as a self-contained annex for multiple different uses.



Location.

Thornton is a small and pretty village with St. Michael's church at the centre, it is positioned nicely between the villages of Melbourne and Allerthorpe. Melbourne is an attractive village which has a popular primary school, well-liked pub The Melbourne Arms, play park with playing fields, tennis court, cricket and football field, bowling club, village hall and post office. There are beautiful walks along Pocklington Canal which runs parallel to Main Street. The Pocklington Canal Amenity Society runs boat trips along part of the Canal from Melbourne. Walks along the Canal eastwards lead back towards Pocklington and Canal Head.

Allerthorpe is a highly regarded and pretty village, located just outside the popular market town of Pocklington. The village has a strong and active community, with St. Botolph's Church dating back to the 12th Century, being pivotal in arranging many of the annual activities taking place. This includes weekly plant sales, cake stalls, Christmas and Easter events and village socials. The Plough Inn and village hall are also focal points for village life. Allerthorpe Common is a nature reserve and site of special scientific interest. It is a popular wood and common for walking, wildlife, and conservation.

Allerthorpe Golf and Country Park, a 9-hole golf course, driving range, with bar and restaurant. A few minutes away from here is the Allerthorpe Lakeland Park, set in 53 acres this is a watersport and lakeland park, with lakeside and woodland walks, café, and children's play area.

Pocklington is an historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west from the town. A rich variety of sporting, recreational, educational, and cultural activities are available.

Melbourne canal



Pocklington



Location.

Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to a cinema, music, comedy, and theatre productions.

The Wolds and Vale of York is an un-spoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be easily reached. Numerous golf courses are within an easy drive.

York offers an excellent range of independent and state schools; universities, independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. 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.

Services.

Mains water and electricity are installed. Private drainage. Air source heat pump. Under floor heating to the ground floor.

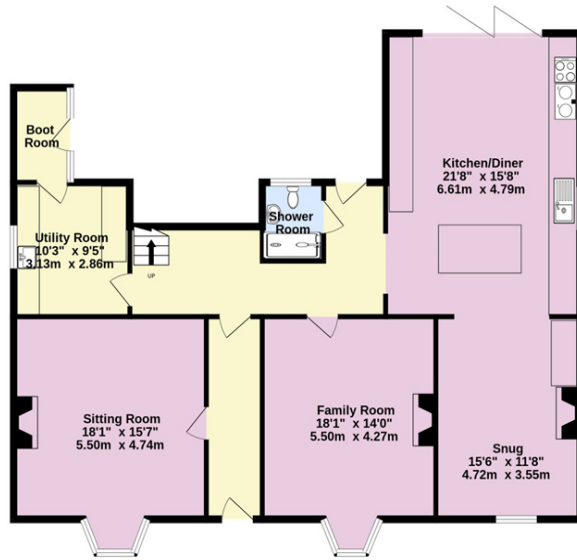
Directions.

Postcode – YO42 4RZ

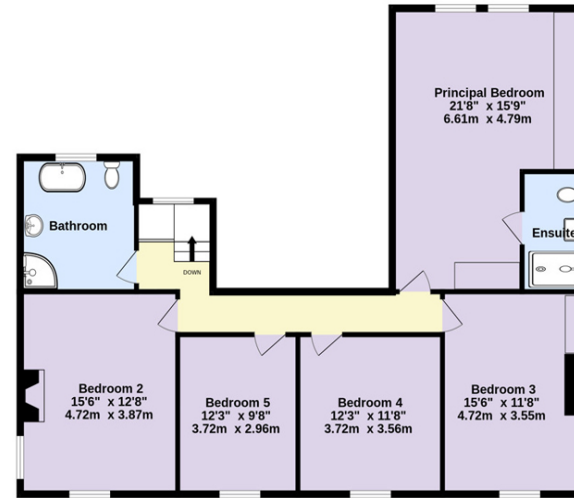
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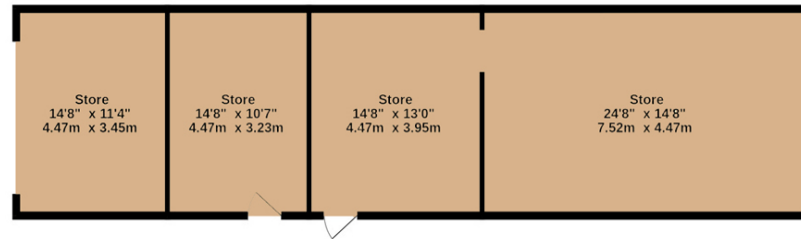
GROUND FLOOR
1354 sq.ft. (125.7 sq.m.) approx.



1ST FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



THE OLD PIGGERY
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 3401 sq.ft. (316.0 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.



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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Particulars dated May 2024. Photographs and videos dated May 2024.

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