



# IMMACULATE GEORGIAN FARMHOUSE

RICKMAN HOUSE, HUGGATE ROAD, WARTER, YORK, YO42 1XY

Freehold



4 reception rooms • family room and sun room • kitchen and utility room • 4 bedrooms 3 en suite • 2 studies • cellar • garage • garden

#### Local information

Warter is situated 4.5 Miles from the bustling market town of Pocklington which offers a fantastic selection of restaurants, cafes, wine bars, gliding club, cricket club, supermarkets and the renowned gardens at Burnby Hall.

The property is located within the catchment areas of good Ofsted rated schools. East Riding is a popular area with walkers and tourists are keen to visit the area year round with its rolling chalk hills, excellent foodie and arts scene.

The wolds scenery has been very popular with artists across the years, Warter itself most recently captured by David Hockney: 'Bigger Trees near Warter', 2007.

York is just 18 miles away with excellent shopping, attractions and rail links to Leeds, Manchester and London with some trains making the journey to Kings Cross in less than 2 hours.

#### About this property

With outstanding views from the garden, Rickman House, which has been with the current family for over 15 years, has been immaculately kept and updated without losing its charm or character. Beautiful wooden beams, roll top baths and large Georgian style small paned windows are complimented by contemporary wooden paneling and wood burning stoves. With over 3500 sqft of living space, there is a choice of formal and

informal reception rooms, this could be a family home with excellent schools nearby, or a house for couples to entertain in.

Ground floor accommodation leads off the entrance hallway, to the left is the kitchen and informal sitting room, moving through the dining room, there are two formal reception rooms at the front of the house, making the most of the verdant outlook. To the right of the hallway is the utility space, guest w.c. and bright orangery, perfectly situated off the dining room for after dinner drinks. The stairway leads to a lower ground floor study and cellar. Upstairs on the first floor is the principal bedroom with en suite, two en suite bedrooms and a further bedroom.

Outside the garage boasts a family room with bar, storage in the eaves and a pretty sun room looking across the gardens. The garden is wonderful, making the most of open views and has been beautifully designed to be a garden for all seasons. There is a fantastic variety of flowers, plants, shrubbery and mature trees. You are spoilt for choice with seating areas designed for entertaining and relaxing at different times of the day.

#### Tenure

Freehold

EPC rating = F

#### Viewing

Strictly by appointment with Savills



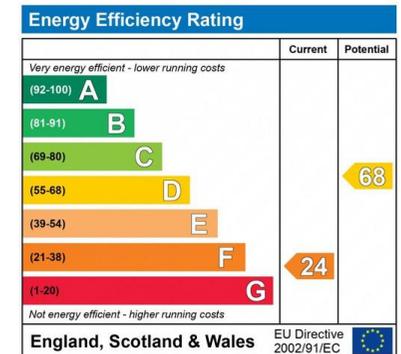




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