



LAVERTON HALL
Ripon North | Yorkshire

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Ripon North, Yorkshire, HG4 3SX

Ripon 7 miles, Harrogate 15 Miles, York 34 Miles

A MOST ADMIRERD STONE BUILT COUNTRY HOME SET IN THE PICTURESQUE VILLAGE OF LAVERTON WITH AN EXTENSIVE RANGE OF OUTBUILDINGS. SET IN GROUNDS OF AROUND 2 ACRES WITH AN ADDITIONAL 4 ACRES PADDOCK TO THE FRONT

Accommodation

Entrance Hall • Sitting Room • Drawing Room • Dining Room
Kitchen • Pantry • Rear Hall • Cloakroom
5 Bedrooms • Dressing Room • 2 Bathrooms

Externally

Range of Stone outbuildings with potential for conversion (subject to planning) • Further outbuildings and sheds/greenhouse • Open sided barn used for stabling • Formal gardens to front side and rear-grazing fields surrounding the house • Additional 4 acre field to the front

Approx 6.22 acres

Lister Haigh

Rydal House, 5 Princes Square
Harrogate HG1 1ND
Tel: 01423 730700
harrogate@listerhaigh.co.uk

listerhaigh.co.uk



Situation

The property is positioned on the outer edge of the picturesque village of Laverton lying 7 miles from the Cathedral City of Ripon which has a wide array of amenities including the highly sought after Ripon Grammar School. The village benefits from being within the catchment area for the Grammar School and as such will be popular with those families wanting their children to attend. The village of Kirkby Malzeard is short distance away and has a large amount of amenities including Primary School, Butchers, Village Shop, Public House, Fish and Chip Shop, Doctors surgery and Playing fields.



Description

Laverton Hall is a delightful village home dating back approximately 400 years and offers accommodation with fabulous proportions which has been in the same family for numerous generations. The property retains many original features throughout and as such has a wonderful feel the moment that you enter the front door - however it would now benefit from updating and improvement works to reach its full potential.

This much loved home offers five/six bedrooms and three reception rooms and would be a superb family home for the prospective purchaser. Now in need of some updating works the property offers scope for further extension or conversion of the stone outbuildings which are currently used for stabling. Positioned centrally within grounds of approximately 2 acres the property also has the benefit of a 4 acre paddock to the front and open sided barn making it perfect for equestrian enthusiasts. The property briefly comprises:

To the Ground Floor:

A timber and glazed door is accessed under an impressive portico with Romanesque pillars to each side, this leads to the entrance hall with a return staircase to the first floor off. To the right



of the hall is the dining room with bay window to the front overlooking the walled front garden and further window to the side. To the left of the hall is the drawing room with bay to the front and a door leading to the sitting room. The sitting room has an external entrance door and window to the front. All three reception rooms have fireplaces and the sitting room has original cupboards to the side of the chimney breast. To the rear of the sitting room is the kitchen with Stanley stove. There is a range of modern kitchen units. A rear hall way is currently used as a pantry and leads to the utility/w.c.



To the First Floor:

The staircase leads to the landing. There are five/six bedrooms and two bathrooms accessed off the landing and the hallway.

Outside

The property is approached via a gravelled courtyard which provides parking for a number of vehicles. To the left is the stone built double garage with doors. Adjacent to this is the barn, cow shed with hay loft above, wash house with further rooms above. The barn is currently used as stabling and has access to both the gravelled courtyard and the rear stack yard area.

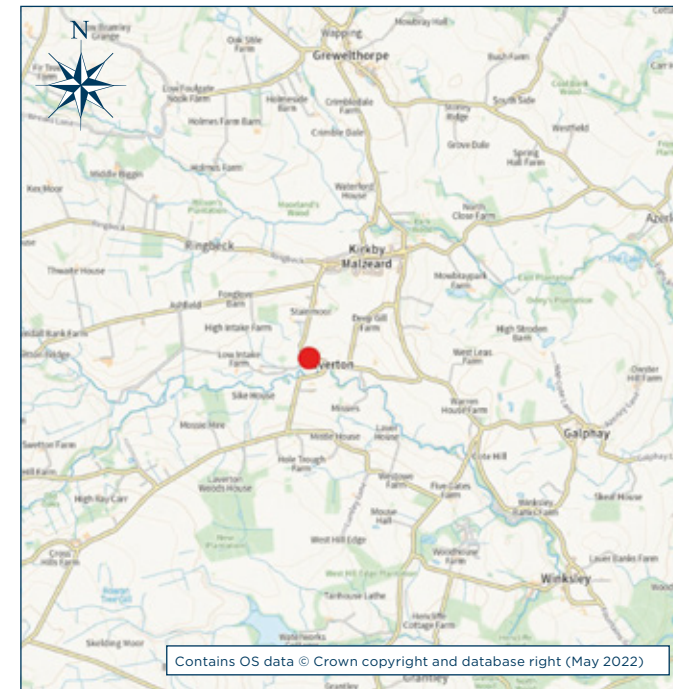


To the side of the rear yard is an open sided barn. A gate leads to the rear field and there is access from this to the walled back garden. (The field to the left has a public footpath that passes through). A gated track leads to the rear of the walled garden and on to a further paddock. This has a pedestrian access gate which opens through a wall to the kitchen garden. The kitchen garden is a lovely private space and has the benefit of the original garden store and green house. Now laid to lawn, there is scope to reinstate the Kitchen garden perfect for those wanting to grow their own produce. A side gate leads to the front garden. This is laid to lawn with mature trees including cedar and red maple. A gate and path lead to the side and the driveway and rear entrance door.









Additional Information

Viewings

Strictly by appointment with the agents Lister Haigh 01423 730700.

Tenure

Freehold with vacant possession.

Services

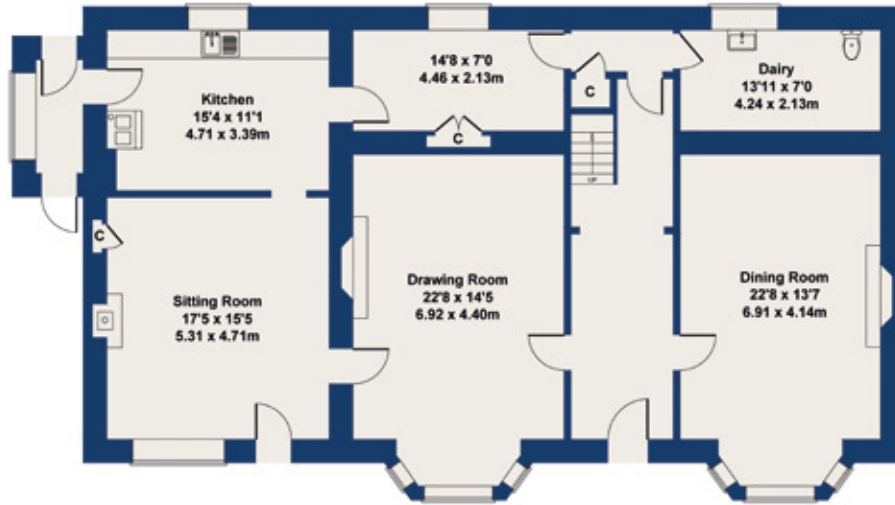
Oil fired central heating. Mains water and electricity.

Directions

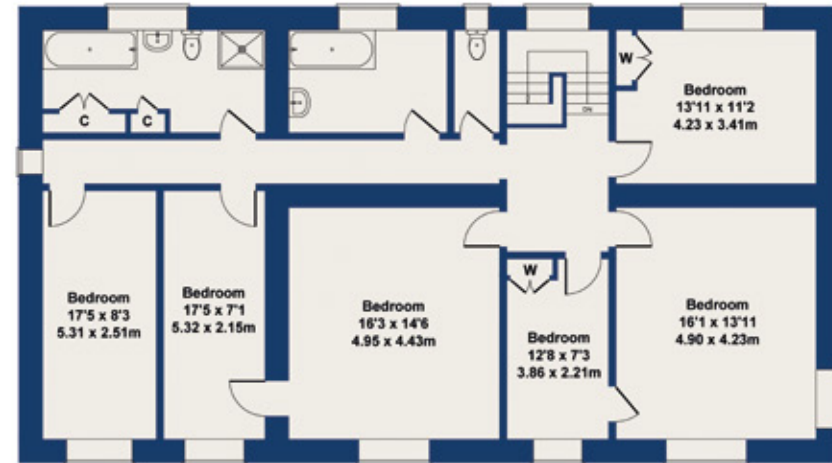
From the western end of the Main Street in Kirkby Malzeard, follow the road to the left as signposted to Laverton. The property is first on the left-hand side, on entering Laverton Village

Approximate Gross Internal Floor Area:
3143 sq ft - 292 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



GROUND FLOOR



FIRST FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			82
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			