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HERE TO GET *you* THERE

Hope House Laverton, Ripon, HG4 3SX

Guide Price £575,000

Property Images



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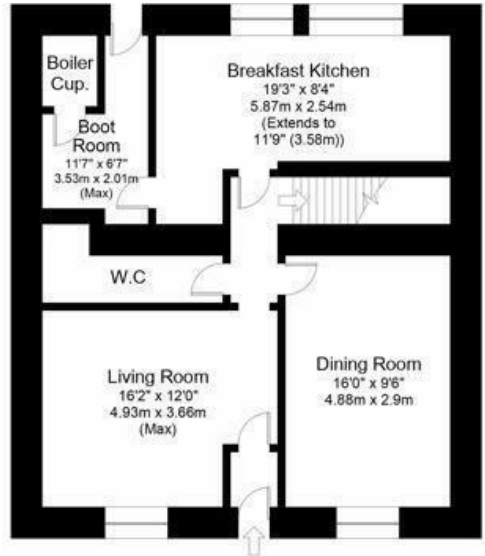


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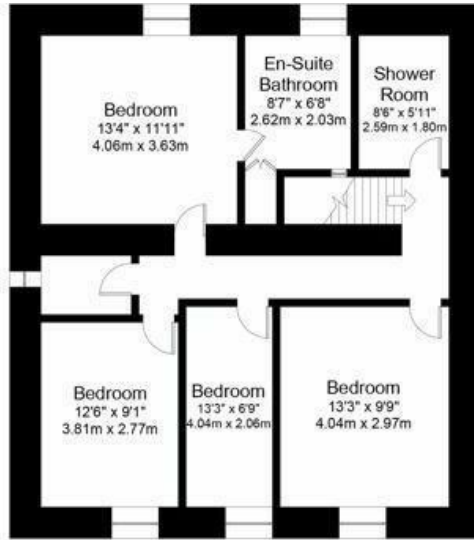
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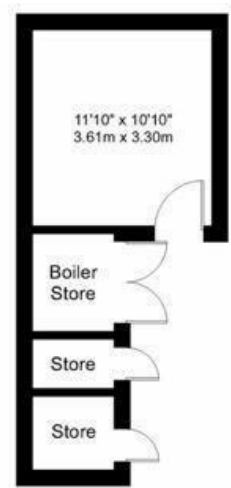




Ground Floor



First Floor



Outbuilding

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: Cottage Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Nestled in the charming village of Laverton, Hope House is a delightful period cottage offering a perfect blend of character and modern living. This terraced cottage boasts four bedrooms, two reception rooms, fitted breakfast kitchen, ground floor WC for convenience and rear boot room. Together with an elevated enclosed private court yard garden, further lawn garden, ample parking for multiple vehicles and a gated paddock stretching to around 0.6 acres.

Upon entering, you are greeted by the cosy reception rooms, ideal for relaxing with loved ones or hosting guests. The fitted kitchen and rear boot room offer convenience and functionality, while the ground floor WC adds a modern touch to this traditional home.

Upstairs, the master bedroom impresses with a modern en-suite bathroom, ensuring a private sanctuary for the homeowners. An additional house shower room caters to the needs of the other bedrooms, providing comfort and practicality for all residents.

Outside, the property truly shines with its enclosed courtyard, perfect for enjoying a morning coffee or alfresco dining. The range of outbuildings offers storage solutions and practicality, while the separate rear lawn garden provides a serene escape from the hustle and bustle of everyday life. With ample parking for multiple vehicles and gated access to the separate grassed paddock spanning around 0.6 acres, this property is a rare find for those seeking a slice of countryside living

Don't miss the opportunity to make Hope House your new home and experience the quintessential English cottage lifestyle in the heart of Laverton village.

Features

- FOUR BEDROOM VILLAGE COTTAGE • TWO RECEPTION ROOMS WITH PERIOD FEATURES • GROUND FLOOR WC, KITCHEN AND BOOT ROOM • ENSUITE TO MASTER BEDROOM AND FURTHER HOUSE SHOWER ROOM • REAR PRIVATE COURTYARD WITH FURTHER LAWN GARDEN • EXTENSIVE PARKING FOR MULTIPLE VEHICLES • SEPARATE GATED PADDOCK STRETCHING TO AROUND 0.6 ACRES • OIL CENTRALLY HEATED AND DOUBLE GLAZED