



East House Laverton, Ripon HG4 3SU  
Offers Over £475,000



**JOPLINGS**  
Property Consultants



# EAST HOUSE LAVERTON

## RIPON, HG4 3SU

Nestled on the edge of the charming village of Laverton, this delightful detached period house is a true gem waiting to be discovered. Boasting a traditional double fronted stone cottage design, this property offers a perfect blend of character and comfort.

As you step inside, you are greeted by three inviting reception rooms including a cosy snug, a spacious living room, and an elegant dining room - providing ample space for entertaining guests or simply relaxing with your loved ones.

With four bedrooms, there is plenty of room for the whole family to unwind and make this house a home. The property also features a quaint bathroom, adding to its traditional charm.

One of the highlights of this property is the stunning field views to the front, offering a picturesque backdrop that is sure to captivate you throughout the seasons. Imagine waking up to the serene beauty of the countryside right at your doorstep.

The small garden provides a lovely outdoor space where you can enjoy some fresh air and perhaps cultivate your own little oasis.

Don't miss this opportunity to own a piece of history in the form of this period stone cottage. With its idyllic location and classic features, this property is a rare find that promises a lifestyle of tranquillity and comfort.

### PORCH ENTRANCE

UPVC Double Glazed door gives access into the Porch with further UPVC Double Glazed windows to both sides. A part-opaque glazed door gives access into the property. Tiled flooring.

### HALLWAY

Stairs leading to the First Floor.

### LIVING ROOM

UPVC Double Glazed window to the Front. Open fire with stone surround and hearth and timber mantel over. Built-in corner cupboard housing the consumer unit. Feature beams. Radiator. Archway leading through to the Snug.

### SNUG

UPVC Double Glazed window overlooking the Rear Garden. Feature beams. Radiator.

### DINING ROOM

UPVC Double Glazed windows to the Front and Side with deep sills. Feature beam. Radiator.

Understairs storage cupboard.

### REAR HALL

Timber door with glazed panel leading out to the Garden and Garage. Radiator.

### WC

Opaque UPVC Double Glazed window to the Rear. Suite comprises: wall-mounted wash hand basin with tiled surround and stone sill above and storage cupboard below and low-level WC. Space and plumbing for washing machine with laundry cupboard above.



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### BREAKFAST KITCHEN

Benefitting from a vaulted ceiling, the Kitchen has UPVC Double Glazed window to the Side and further Timber picture window overlooking the Rear Garden and a Timber door with glazed panel leading out to the Side of the property. A range of base and wall units with coordinating work surface over. Electric double oven and hob with extractor over. Ceramic sink and drainer with mixer tap. Tiled splashbacks. Space for undercounter fridge. Tiled flooring. Radiator.

### FIRST FLOOR

#### LANDING

Loft access.

#### MASTER BEDROOM

A Double Room with UPVC Double Glazed window to the Front with field views. Built-in corner wardrobe and further high-level storage cupboard.

#### BEDROOM TWO

Double Bedroom with UPVC Double Glazed window to the Rear. Pedestal wash hand basin with tiled splashbacks. Radiator.

#### HOUSE BATHROOM

UPVC opaque Double Glazed window to the Rear. Suite comprising: bath with mixer tap, fully-tiled shower cubicle with electric Aqualisa shower, pedestal wash hand basin and low-level WC. Tongue and Groove panelling and partially tiled walls. Airing cupboard with hot water cylinder. Chrome ladder style towel rail.

#### BEDROOM THREE

Double Bedroom with UPVC Double Glazed windows with field views to the Front. Built-in wardrobe storage. Radiator.

#### BEDROOM FOUR

Single Bedroom with UPVC Double Glazed window to the Side. Built-in wardrobe storage. Radiator.

#### TO THE OUTSIDE

To the Front and Side of the property, there are low-level stone walls and borders with shrubs and plants and a paved pathway leading to the Kitchen door.

On the side of the property there is a door which leads into the boiler cupboard housing the Worcester Danesmoor oil fired central heating boiler fitted in 2003.



## DIRECTIONS

From Ripon, take the Kirkby Road towards Kirkby Malzeard/Grewelthorpe. After 5 miles approx take the turning signposted to Kirkby Malzeard. Drive straight through the village and bear left to Laverton. Drive through Laverton as if driving towards Galphay and the property can be found on the left hand side as identified by our For Sale board.

### A BIT ABOUT LAVERTON

Laverton is a village in the Harrogate District of North Yorkshire approximately 7 miles to the west of the City of Ripon. The property is located in the catchment of the renowned Ripon Grammar School and The Outwood Academy in the nearby Cathedral City of Ripon.

The nearby village of Kirkby Malzeard (1.2miles) offers many amenities including Kirkby Malzeard C of E Primary School (Ofsted Rating of Good), Queens Head Public House, Doctors surgery, Petrol Station and Garage and a selection of shops. Masham market town is just a further 4.7miles away offers further amenities and a small market on a Wednesday and Saturday.

The City of Ripon (6.9miles) is known for the imposing Cathedral, Ripon Racecourse and the nearby, Fountains Abbey and Studley Royal Gardens. Ripon Market Place is at the centre of the City with a variety of local shops and amenities and has a weekly Thursday market.

For those who commute: Ripon and Bedale (11.9miles) both have good links for the A1 and A19. For the train, Thirsk is approximately 16miles or Harrogate is 14miles approx away. For travelling further afield, Leeds Bradford Airport is approximately 50 minutes travelling distance. The Number 36 bus also leaves Ripon every 15 to 20 minutes for Harrogate and then on to Leeds.

### REAR GARDEN

Side pedestrian access gate leads into the Rear Garden with stone wall boundaries. A pathway leads across the rear of the property and steps up to the Garage creating a terraced Garden. Stone walls create the effect of raised beds. Mainly laid to lawn with mature deep beds and borders and nature pond.

### GARAGE

Pedestrian access stable door leads into the Garage from the Garden. Up and over door from the roadside. Storage cupboards and work bench. Oil tank storage for central heating system. Vehicle inspection pit. Consumer unit. Power and light.

### SERVICES

Mains Water  
Electricity  
Drainage  
Oil fired central heating

### COUNCIL TAX

Council Tax Band E

### BROADBAND AND MOBILE PHONE

See Ofcom checker and Openreach website for more details. The vendor has informed Joplings that they use BT for both telephone and Broadband.

### COVENANTS

The vendor is not aware of any covenants on this property.

### OPENING HOURS

RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m  
Friday 9.00am to 5.00pm  
Saturday 9.00 a.m - 4.00 p.m  
Sunday Closed

### JOPLINGS INFORMATION

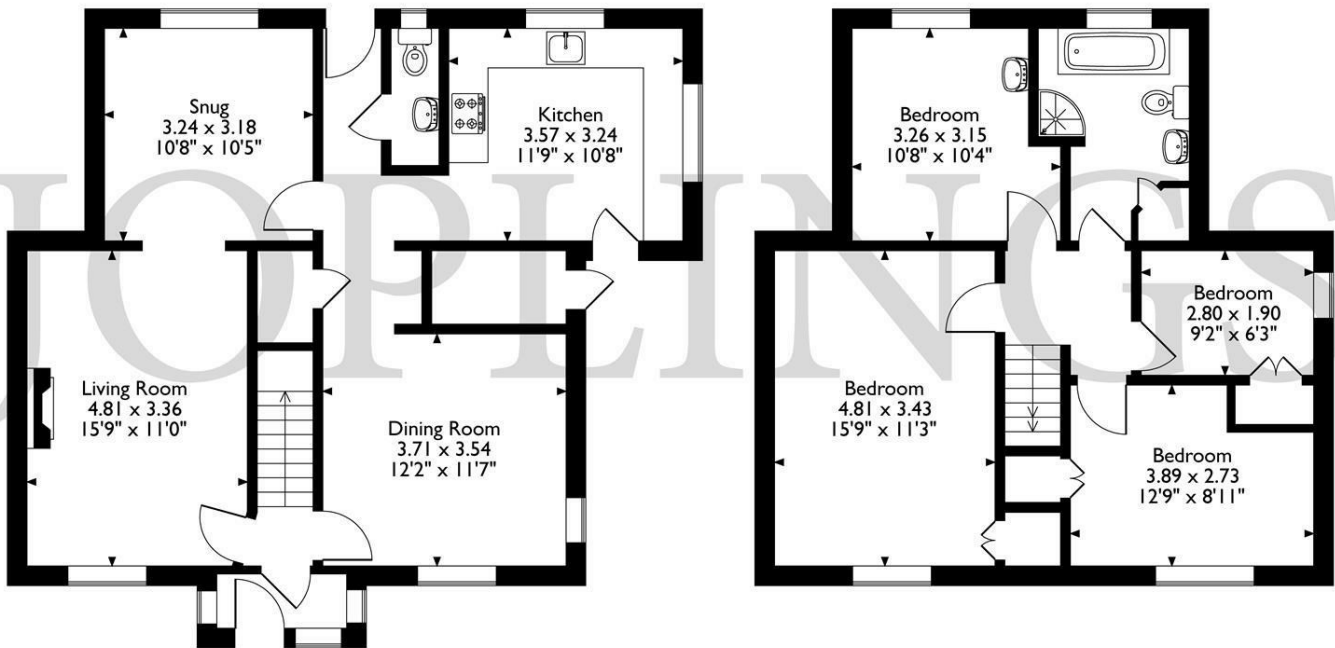
Joplings is a long established independent practice of Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.





FLOOR PLANS

East House, Laverton, Ripon  
 Approximate Gross Internal Area  
 128 Sq M / 1378 Sq Ft

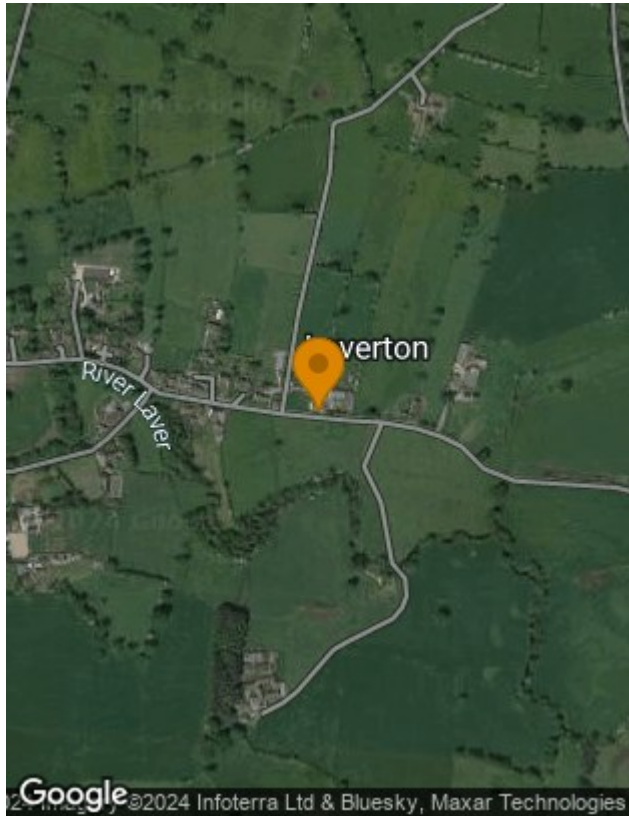


Ground Floor

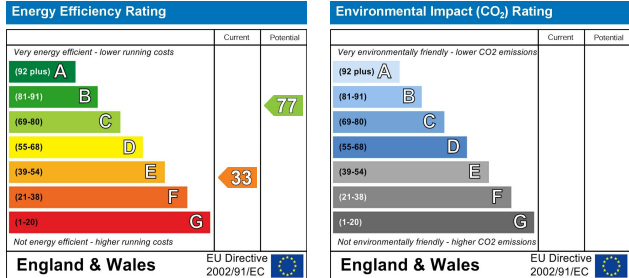
First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Ripon Office on 01765 694800 if you wish to arrange a viewing appointment for this property or require further information.

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