



HIGHFIELD

MISSIES LANE | LAVERTON | RIPON | NORTH YORKSHIRE | HG4 3TA

Occupying a truly exceptional position on the edge of the sought-after village of Laverton, Highfield is a beautifully crafted detached country house standing within approximately 2.5 acres of beautifully maintained gardens, grounds and paddock land, commanding breathtaking panoramic views across the surrounding Nidderdale countryside. The property lies within the Nidderdale National Landscape, one of Yorkshire's most celebrated protected landscapes, renowned for its rolling farmland, ancient woodland and unspoilt scenery.

Lovingly designed and created by the current owners, Highfield combines the timeless character of a traditional Yorkshire stone farmhouse with the comforts and practicality of modern family living. Constructed to an exacting standard, the property has been thoughtfully designed to maximise natural light, its spectacular outlook and the seamless connection between the house, gardens and surrounding landscape. Throughout, the accommodation displays an exceptional level of craftsmanship, creating a home of considerable warmth, quality and enduring appeal.

The versatile accommodation centres around an impressive open-plan living kitchen complemented by beautifully proportioned reception rooms, whilst offering the flexibility increasingly sought for modern family life.

Three generously proportioned double bedroom suites each benefit from their own en-suite facilities, providing luxurious and private accommodation for both family members and guests.

The property benefits from underfloor heating throughout both the ground and first floors, ensuring exceptional comfort and energy-efficient living all year round.

Highfield is approached via a sweeping gravelled driveway leading to extensive parking and the detached barn. Beautifully landscaped gardens surround the house, with expansive stone terraces creating wonderful spaces for outdoor entertaining whilst making the most of the spectacular far-reaching views.

A substantial detached barn provides excellent garaging, workshop and storage space.

Beyond the formal gardens, the adjoining grassland enhances the property's sense of space and privacy and offers excellent opportunities for those seeking a smallholding lifestyle, hobby farming or private equestrian interests, all within one of North Yorkshire's most picturesque rural settings.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Open plan living kitchen
- Utility room
- Boot room
- Guest bedroom with en-suite shower room
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom with en-suite shower room
- Guest bedroom with en-suite bathroom

EXTERIOR

- Private gravel driveway
- Off road parking
- Extensive gardens and grounds
- Sitting and dining terraces
- Tractor barn/workshop
- Garden store
- Enclosed paddock land

A welcoming reception hall provides an impressive introduction to Highfield, immediately reflecting the quality and craftsmanship found throughout the property. A handcrafted oak staircase rises to the first floor, creating an attractive focal point, whilst natural stone flagged flooring and bespoke oak joinery combine to create a timeless and elegant first impression. Flooded with natural light from stone mullioned windows to the front elevation, the hall enjoys a wonderful sense of space and provides an effortless flow to the principal reception rooms.



A beautifully proportioned sitting room provides a superb principal reception space, perfectly suited to both relaxed family living and entertaining. Flooded with natural light from dual aspect windows to the front and rear elevations, together with rooflights overhead, the room enjoys a wonderfully bright and airy atmosphere whilst taking full advantage of delightful views across the gardens and surrounding countryside.

At its heart is an impressive stone fireplace incorporating a contemporary double-sided inset wood-burning stove, shared with the adjacent living kitchen, creating an attractive focal point and a warm, welcoming ambience to both spaces.

Natural stone flagged flooring with underfloor heating continues seamlessly from the reception hall, complemented by recessed ceiling lighting and bespoke oak joinery, all combining to create an elegant yet comfortable living environment.







The magnificent open-plan living kitchen has been thoughtfully designed to create an exceptional family space, seamlessly combining cooking, dining and relaxed everyday living. A vaulted ceiling with exposed oak trusses enhances the impressive sense of volume, whilst an abundance of glazing, including an impressive full-height glazed gable with bi-folding doors, floods the room with natural light and perfectly frames the breathtaking views across the gardens and surrounding countryside. The bi-folding doors open directly onto the stone terrace, creating a seamless connection between the indoor and outdoor living spaces.

The kitchen is beautifully appointed with an extensive range of bespoke solid oak wall and base units complemented by granite work surfaces and matching upstands. A large central island provides additional preparation space, storage and an informal breakfast bar, whilst a comprehensive range of integrated appliances includes twin Bosch electric ovens, a Bosch induction hob with concealed extractor over and integrated dishwasher. A one-and-a-half bowl sink is perfectly positioned beneath the windows, enjoying delightful views across the surrounding landscape.

The generous dining area comfortably accommodates a large family dining table, whilst the adjoining living area provides a superb space for relaxing and entertaining. A contemporary double-sided inset wood-burning stove, shared with the adjoining sitting room, creates a striking focal point whilst adding warmth and character to both rooms. Natural stone flagged flooring with underfloor heating continues throughout, complementing the quality oak joinery and reinforcing the exceptional standard of finish found throughout Highfield.



Wide stone steps lead up from the open-plan living kitchen to a practical rear hallway, thoughtfully designed to serve the day-to-day needs of modern family life. The area incorporates a useful boot room with a comprehensive range of bespoke oak fitted storage, providing ample space for coats, boots and outdoor equipment.

Beyond lies a well-appointed utility room, fitted with a range of shaker-style wall and base units with complementary work surfaces, stainless steel sink unit, plumbing for laundry appliances and additional space for a large American-style fridge freezer. A window frames delightful views across the surrounding countryside, whilst a door from the boot room provides direct access to the stone terrace and gardens beyond, making it an ideal everyday entrance after enjoying the surrounding grounds.

Completing the ground floor accommodation is a well-appointed cloakroom, fitted with a contemporary white suite comprising a low-level WC and wall-mounted wash hand basin with complementary tiling, conveniently positioned adjacent to the utility and boot room.



Highfield Missies Lane, Laverton, HG4 3TA

Approximate Gross Internal Area
Ground Floor = 1677 sq ft / 155.8 sq m
First Floor = 615 sq ft / 57.1 sq m
Store / Barn = 1076 sq ft / 100.0 sq m
Total = 3368 sq ft / 312.9 sq m

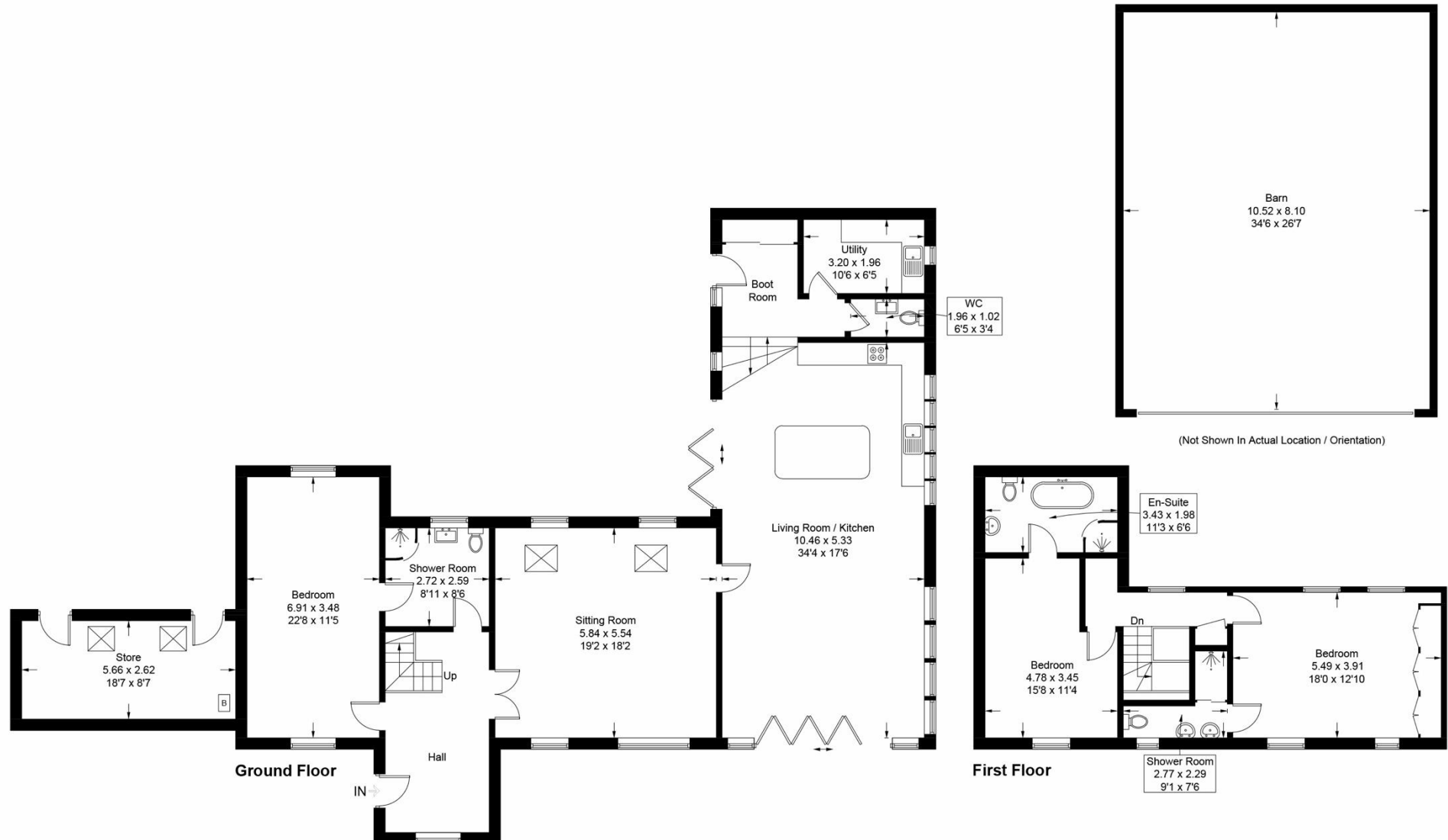


Illustration for identification purposes only, measurements are approximate, not to scale.



Positioned off the reception hall, the ground floor guest suite provides exceptionally spacious and versatile accommodation, equally well suited for visiting family and friends, multigenerational living or as a luxurious principal bedroom if preferred. The generous proportions comfortably accommodate a super king-size bed together with additional seating or a study area, whilst dual aspect windows to the front and rear elevations flood the room with natural light throughout the day. Continuing the high-quality finish found throughout the house, the bedroom benefits from attractive stone flagged flooring with underfloor heating and enjoys a peaceful position away from the principal living accommodation.

The bedroom is complemented by a well-appointed en-suite shower room, fitted with a contemporary white suite comprising a large glazed corner shower enclosure, wall-mounted wash hand basin and concealed cistern WC. Finished with extensive natural stone tiling and stone flagged flooring with underfloor heating, the room also benefits from a window providing natural light and ventilation, creating a stylish and practical en-suite facility.





FIRST FLOOR

The principal bedroom is an exceptionally spacious and beautifully appointed suite, enjoying a peaceful position with lovely views across the surrounding gardens and countryside. The generous proportions comfortably accommodate a super king-size bed whilst still providing ample space for additional bedroom furniture and a seating area, creating an elegant and relaxing retreat.

Windows to the front and rear elevations flood the room with natural light throughout the day, whilst a comprehensive range of bespoke oak fitted wardrobes extends across one wall, providing excellent storage without compromising the sense of space. The room is finished with fitted carpeting and recessed ceiling lighting, continuing the high standard of presentation evident throughout the property.

The luxurious en-suite shower room is beautifully finished with extensive natural stone tiling and comprises a large walk-in shower enclosure with glazed screen, twin countertop wash hand basins set upon a stone vanity, low-level WC and recessed ceiling lighting. A window provides natural light and ventilation, completing a stylish and well-appointed en-suite befitting the principal bedroom.



The first floor also provides an excellent guest bedroom suite, offering generous proportions and a peaceful outlook across the surrounding countryside. The well-proportioned double bedroom enjoys a bright and airy feel, with a large window framing attractive rural views and allowing an abundance of natural light to fill the room. Finished with fitted carpeting and recessed ceiling lighting, the room provides ample space for freestanding bedroom furniture and offers comfortable accommodation for family or guests.

The adjoining en-suite bathroom is beautifully appointed with extensive natural stone tiling and enjoys a lovely countryside outlook from the window. The suite is fitted with a contemporary freestanding bath positioned beneath the window, creating an ideal place to relax whilst enjoying the views, together with a separate glazed shower enclosure, wall-mounted wash hand basin, low-level WC and recessed ceiling lighting. Complementing the bedroom perfectly, the en-suite is both spacious and well-appointed, offering a luxurious and contemporary finish.



GARDENS AND GROUNDS

Highfield is approached via a long driveway, creating a wonderful sense of arrival and immediately conveying the property's exceptional privacy and idyllic rural setting. As the driveway emerges, the house is revealed amidst beautifully maintained gardens, framed by mature trees and enjoying far-reaching views across the surrounding countryside.

The property occupies generous landscaped gardens that have been thoughtfully designed to complement both the house and its outstanding setting. Extensive stone-flagged terraces wrap around the principal elevations, providing superb areas for outdoor dining and entertaining whilst taking full advantage of the uninterrupted south and west-facing views across the adjoining paddocks and rolling countryside beyond. Low stone retaining walls and broad stone steps lead seamlessly between the terraces and the expansive lawns, creating a series of attractive seating areas from which to enjoy the peaceful surroundings.

The formal gardens are predominantly laid to lawn and bordered by beautifully stocked herbaceous beds, established shrubs and mature specimen trees that provide colour and interest throughout the seasons. Traditional dry stone walls define the boundaries, enhancing both the privacy and character of the grounds, whilst an attractive wildflower meadow has been created beneath a canopy of mature silver birch trees, offering a haven for wildlife and a delightful, natural contrast to the manicured gardens.

Beyond the formal gardens lies the property's enclosed paddock, enclosed by post and rail fencing and enjoying magnificent panoramic views across open countryside. Ideally suited for those with equestrian or smallholding interests, the paddock provides excellent grazing land whilst further enhancing the property's wonderful rural lifestyle.







The rear of the property has been thoughtfully designed for both everyday enjoyment and entertaining, with an extensive stone-flagged terrace spanning the principal elevation and seamlessly connecting the house to the gardens. Offering ample space for outdoor dining, seating and entertaining, the terrace enjoys an enviable south and west-facing aspect, making it the perfect place to relax whilst taking in the far-reaching views across the adjoining paddocks and open countryside.

Beautifully crafted stone retaining walls and broad stone steps create an elegant transition from the terrace to the manicured lawns beyond, whilst raised stone planters provide attractive seasonal colour and further enhance the setting. The terrace enjoys a wonderful sense of openness, with uninterrupted views extending across the property's own land and the surrounding Yorkshire countryside, creating an exceptional outdoor living space that can be enjoyed throughout the day and into the evening.





A substantial timber-clad barn extending to approximately 34'6" x 26'7" (10.52m x 8.10m), accessed via a wide roller shutter door together with a separate pedestrian entrance. Providing around 915 sq ft (85.0 sq m) of highly versatile space, the building is ideally suited to the storage of vehicles, machinery, trailers and garden equipment, whilst also lending itself to use as a workshop or hobby space. Complementing the property's paddock and rural setting, the barn offers excellent potential for a variety of leisure, equestrian or business-related uses, subject to any necessary consents.







LOCATION

Laverton is a picturesque and sought-after Nidderdale village, occupying an enviable position amidst some of North Yorkshire's most beautiful countryside.

Characterised by its attractive stone-built properties, quiet country lanes and unspoilt rural surroundings, the village offers a peaceful setting whilst remaining within easy reach of the historic cathedral city of Ripon. Surrounded by rolling farmland and open countryside, Laverton is an ideal location for those seeking a rural lifestyle without compromising on accessibility.

The village enjoys a strong sense of community and is perfectly placed for walking, cycling and riding, with an extensive network of public footpaths, bridleways and quiet lanes leading through the surrounding countryside. The nearby Nidderdale National Landscape offers countless opportunities for outdoor pursuits, whilst the Yorkshire Dales National Park is also within easy reach.

Everyday amenities are readily available in the nearby villages of Kirkby Malzeard and Galphay, both of which provide thriving village communities together with a range of local facilities. The historic city of Ripon, just a short drive away, offers an excellent selection of independent shops, supermarkets, cafés, restaurants and public houses, together with professional services, a weekly market and a wide range of recreational and cultural amenities including Ripon Cathedral, the racecourse and the renowned Fountains Abbey and Studley Royal World Heritage Site.

EDUCATION

The area is exceptionally well served by a range of highly regarded educational establishments. Primary schooling is available in nearby villages, with a further choice of schools in and around Ripon.

Highfield lies within the catchment area for the highly acclaimed Ripon Grammar School, recognised as one of the country's leading state grammar schools. Further secondary education is available at Outwood Academy Ripon, whilst the area also benefits from an excellent selection of independent schools.

SPORTS AND RECREATION

Laverton is ideally positioned for those who enjoy an active outdoor lifestyle, with the surrounding Nidderdale countryside providing an outstanding setting for walking, cycling, horse riding and a wide variety of country pursuits. An extensive network of public footpaths, bridleways and quiet country lanes radiates from the village, offering endless opportunities to explore the area's rolling hills, wooded valleys and unspoilt landscapes. The Nidderdale National Landscape and Yorkshire Dales National Park provide some of the finest walking and cycling routes in the country.

The historic city of Ripon, just a short drive away, offers an excellent range of leisure facilities including golf at Ripon City Golf Club, swimming and fitness facilities at Ripon Leisure Centre, together with rugby, cricket and football clubs. The city is also home to the renowned Ripon Racecourse, one of the country's oldest racecourses, hosting a popular programme of meetings throughout the racing season.

The surrounding area also offers a wealth of sporting and recreational opportunities, including fishing on the nearby rivers and reservoirs, sailing and excellent shooting and field sports across the surrounding countryside. The spa town of Harrogate offers further sporting facilities, health clubs, theatres, restaurants and shopping, ensuring there is something to suit every lifestyle.

Despite its peaceful rural setting, Laverton enjoys good road connections, making it an ideal base from which to access both the region's commercial centres and the wider motorway network. The nearby Ripon is accessed via the A6108 and A61, providing convenient links to Harrogate, Leeds and Thirsk.

TRAINS:

Laverton is well served by a number of nearby railway stations. The nearest stations are at Knaresborough and Harrogate, both providing regular services to York and Leeds, with onward connections to the wider national rail network.

For direct mainline services, Thirsk railway station lies approximately 30 minutes away on the East Coast Main Line, offering regular services to York, Newcastle, Edinburgh and direct trains to London King's Cross in around two hours. York railway station is also within comfortable driving distance and provides one of the region's principal rail hubs, with frequent services to destinations throughout the UK.

AIRPORTS:

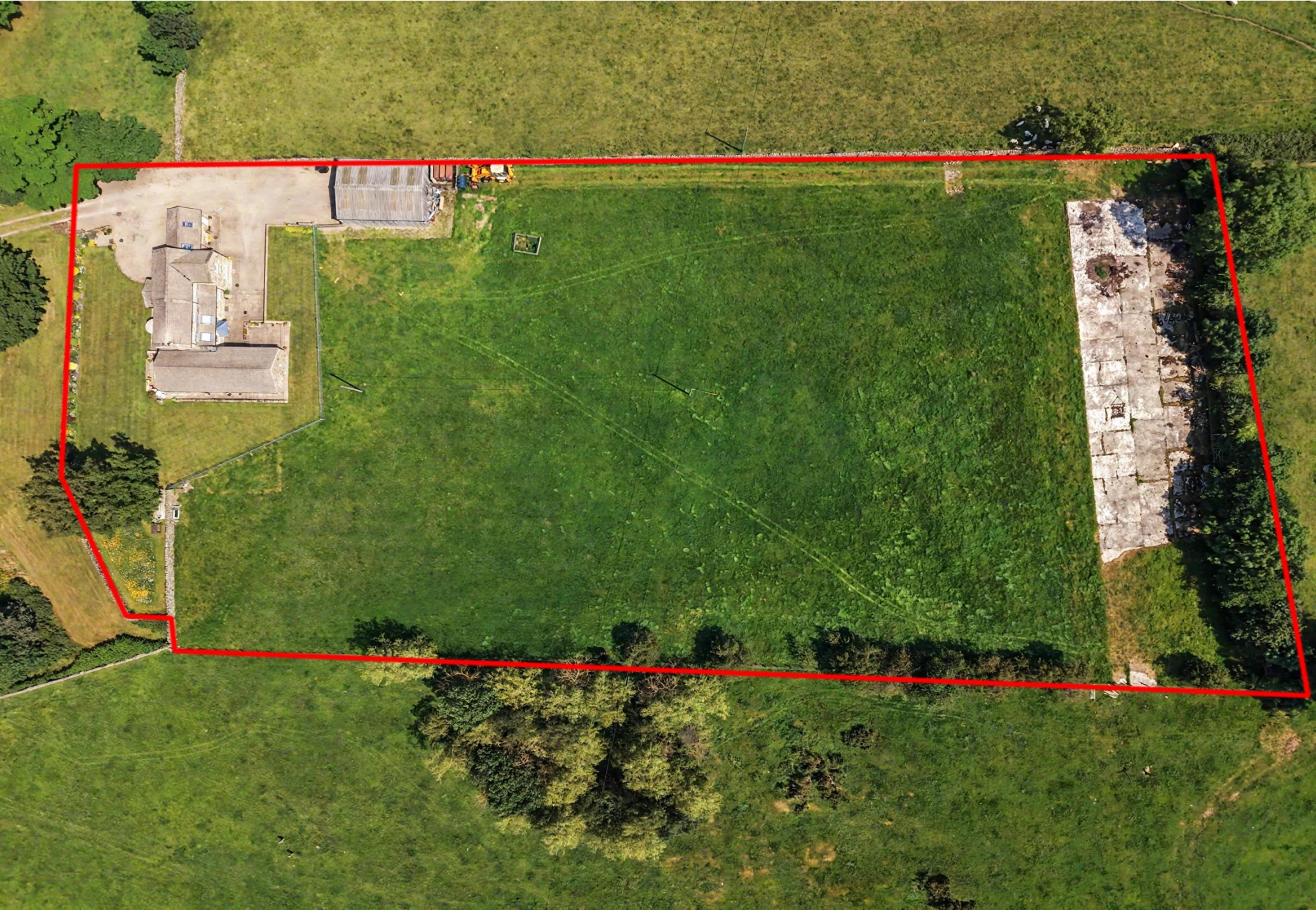
Laverton is conveniently located for a number of regional and international airports. Leeds Bradford Airport, approximately 45 minutes' drive away, is the nearest airport, offering an extensive range of domestic, European and leisure destinations.

Further services are available from Teesside International Airport, approximately one hour away, whilst Manchester Airport, one of the UK's principal international gateways, can typically be reached in around one hour and forty-five minutes and provides an extensive network of worldwide destinations.

Newcastle International Airport is also readily accessible, offering a further comprehensive range of domestic, European and long-haul services.



TRANSPORT LINKS ROADS:





Buchanan Mitchell
Estate Agents

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01423 360055 | Info@buchananmitchell.com
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Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Oil fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating C. Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Ripon 7 miles, Harrogate 14 miles, Thirsk 21 miles, Leeds 30 miles (All mileages are approximate)

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