

# The Laurels

Laverton, nr Ripon, North Yorkshire, HG4 3SX



An exceptional and highly desirable 4 bed family house with a 3 bed cottage, annex/workshop and stable yard with 5 stables and around 4 acres of paddocks set on the edge of this popular village and close to Kirkby Malzeard.

Kirkby Malzeard 1 mile. Masham 5 miles, Ripon 6 ½ miles, Harrogate 14 miles, Harrogate Train Station 14 ½ miles, A1 12 miles, Northallerton Train Station 19 miles.

**GUIDE PRICE**  
**£1,150,000**



The Laurels sits on the edge of the village and was recently the subject of a total renovation program and is sold in very good order. The main house has a good sized drawing room with an open fire with a log burner in situ and large windows. The hub of the house is the extensive kitchen/dining/sitting room. It has been thoughtfully laid out and provides a very tranquil space for all of the family. There is an excellent range of base and eye level units with ample Silestone worksurfaces with an electric Aga, Fisher Paykel fridge/freezer, tiled floor with underfloor heating and French doors leading out to the garden. Open fireplace with wooden surrounds and mantle with a log burner in situ with extensive units either side with dwarf cupboards and bookshelves above. There is small conservatory leading off the sitting room and connecting to a large boot room off the kitchen area with a utility area and downstairs WC and shower room.

First floor landing with a loft access hatch and store cupboard. The master bedroom is at the back of the house with views over the paddocks. It has a row of built-in wardrobes and a large en-suite bathroom with a roll top bath, large walk-in shower, twin wash hand basins set in a vanity unit, low level WC and a wall mounted heated towel rail. Fully tiled floor. Bedroom 4 is next door and is a double bedroom currently used as a dressing room. Bedroom 2 is at the front of the

house and has an en-suite shower room with a shower cubicle, wall mounted wash handbasin and low level WC with a wall mounted heated towel rail. Bedroom 3 could be used as a Career's flat as it has a kitchen area with base and eyelevel units, built-in electric hob unit with an electric oven below and an extractor fan above as well as a built-in fridge. Door leads through to the bedroom with a cupboard housing the hot water tank and a further door to an en-suite bathroom with a roll top bath, wash handbasin set in a vanity unit, low level WC and a wall mounted heated towel rail.

### The Laurels Cottage

Charming property set on two floors with an open plan kitchen with a good range of units and appliances and open to the sitting and dining areas. There is a downstairs bedroom suite with double bedroom and an en-suite bathroom with both a bath and shower. Upstairs there are two double bedrooms and a family shower room.





### Outside

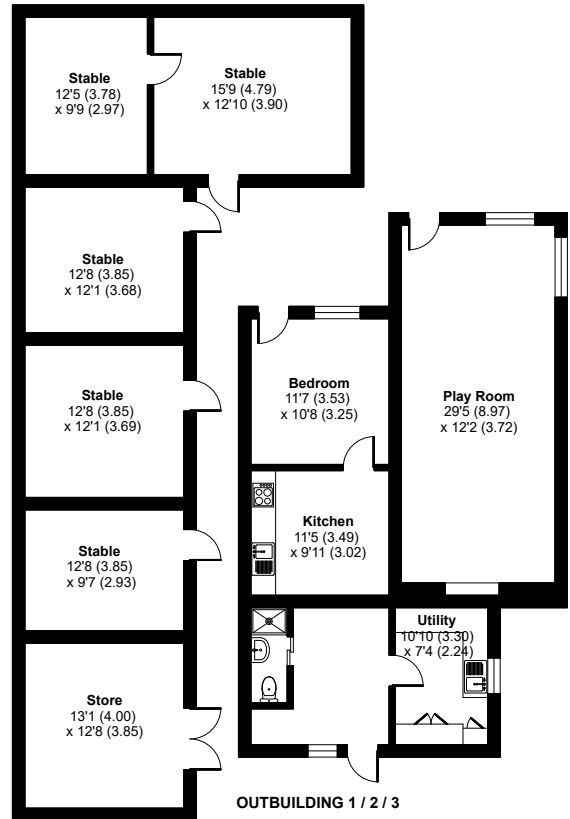
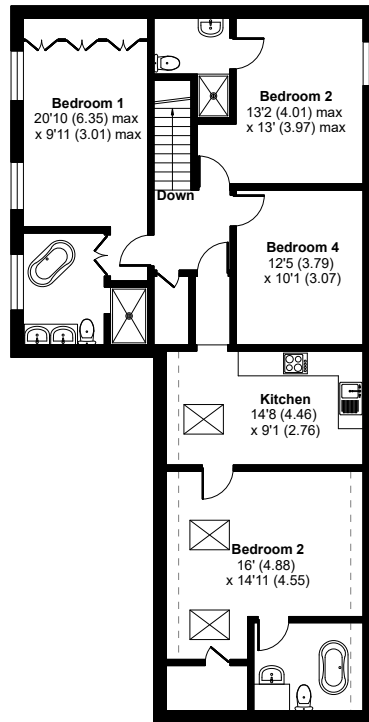
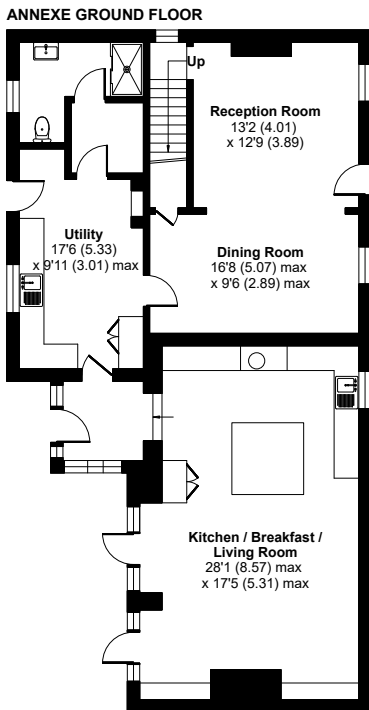
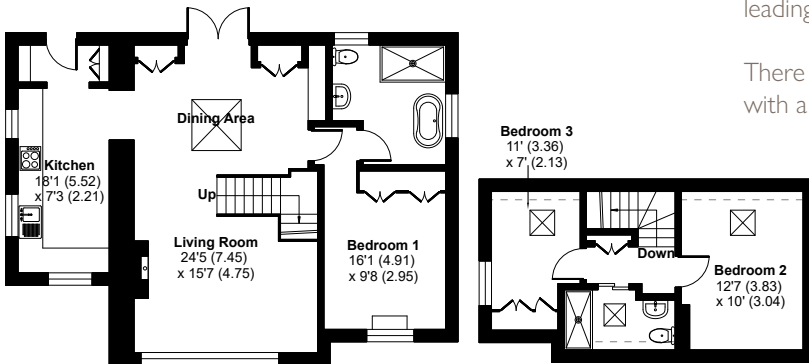
There are two main ancillary buildings:-

1. Stable block with 5 stables and a store/tack room with a double open bay hay store at the rear.
2. Workshop/annex which is currently configured as - a kitchen, utility room, shower room, large playroom and a bedroom/sitting room.

A tarmacadam drive leads from the road past the house and cottage and on to the stable yard and workshop. There is plenty of parking on site for a number of vehicles. There is a pretty front garden to the house and path to the front door. At the rear there is an extensive terrace and dry landscape garden leading through to a large lawn area backing onto the paddocks. From the rear garden there is a side gate to the small side lane leading to the paddocks.

There are approximately 4 acres forming various grass paddocks with a boundary walkway on the edge of the River Laver.

### Floorplans





## Location

The Laurels is situated on the edge of the Village with great views. Situated in the Nidderdale area of outstanding natural beauty, Laverton is a picturesque Village and has a couple of good local pubs nearby by in Galphay and Kirkby Malzeard. The town of Ripon is close by and has a good range of local shops and supermarkets to provide for everyday needs as well as a number of good pubs, restaurants, garages, schools etc. In the next door village of Kirkby Malzeard there is an excellent Doctors surgery as well as a useful Village Hall (The Mechanics Institute), wonderful butchers (Highside Butchers), good primary school and playing fields with tennis courts and football pitch. There is a range of schools in the local area both private and public with bus services to most. The A1 is just over 12 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 19 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh. The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance. The countryside around Laverton offers delightful riding and walking opportunities and has many local attractions including Fountains Abby and the ruins at Hackfall. The prestigious Grantley Hall Hotel is just a few miles away with its Michelin starred restaurant (Paul Rankin) and numerous other restaurants as well as it's Nightclub, Spa and rooms.





### Directions

From Ripon enter the village of Kirkby Malzeard and turn left at the crossroads signed to Galphay 2 miles. After about ¼ of a mile turn right opposite the Cemetery. Carry on this road to the end and turn right to Pateley Bridge. The Laurels will be the first house on your left.

### Services

Mains water, electricity and drainage. 2 Air-source Heat Pumps for the Main House and Cottage with Solar Pannels on the roof of the Cottage.

### Council Tax

Council tax is band "G" and payable to Yorkshire Council. The Cottage is band "E" and payable to Yorkshire Council.

### Tenure and Possession

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

### Viewing

Strictly by prior appointment through Giles Edwards Yorkshire Property Ltd, Tel: 01765 688 353.

### Energy Performance

EPC rating "C" for the main house.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Important Notice

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### Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.