



HOPE  
HOUSE

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Laverton, Ripon



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# HOPE HOUSE

Laverton, Ripon, HG4 3SX

Originally the village Public House, Hope House is a superb 4 bedroom stone cottage with gardens and 0.6 acre paddock positioned centrally in the popular village of Laverton. Perfect for families, the house will also appeal to those wanting to enjoy rural living utilising the field as amenity land or as grazing for animals or a pony.

## ACCOMMODATION

Pretty village cottage offering deceptive accommodation

Ideal for families

Four bedrooms and two reception rooms

Garden and outbuildings

Pony paddock

Beautifully presented throughout

Upgraded bathrooms

Catchment area for Ripon Grammar School



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## Hope House

Hope House is a super village home that is thought to date back to the 17th Century and was once the village pub. Tardis like in its proportions, the four bedroom stone cottage has been the subject of a program of updating works, renovation and redecoration including superb replacement bathrooms. The pretty property retains many original features such as the beamed ceilings and has the benefit of fantastic outdoor space which includes two gardens, numerous outbuildings and super grazing paddock perfect for ponies or small animals.

Briefly comprising to the ground floor, entrance vestibule leading to sitting room with feature stone fire surround and wood burning stove. Inner Hall with stairs to first floor and cloakroom/w.c. Dining room with inglenook fire place and window to front. Excellent breakfast kitchen with extensive range of modern wall and floor mounted units and large window to the rear elevation. Boot room with rear entrance door.

To the first floor: Landing leads to master bedroom with en-suite bathroom, three further double bedrooms can be found at the front of the property and there is a super house shower room.

The property has central heating and double glazing.





### Situation and Amenities

The property is positioned on the outer edge of the picturesque village of Laverton which lies 6 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 school and as such will no doubt be popular with those families wanting their children to attend. The Village of Kirby Malzeard is a 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.

### Outside

The outside is a particular feature of Hope House. Accessed off a driveway to the side of the terrace, a private gravelled driveway offers parking for several vehicles. There is an elevated enclosed courtyard garden and further lawned garden along with numerous outbuildings and storage. In addition to the garden space is the fantastic paddock. Perfect for a small pony or number of sheep, the field could also be used as a football or rugby pitch for children to play.



Hope House, Laverton



## The Appeal of the home-The vendors insight

Hope House has been our family holiday home for over 28 years. It has been a wonderful sanctuary providing periods of peace and calm in a beautiful part of the Yorkshire countryside steeped in history. Hope House is a warm and welcoming house full of charm and character. As a family we have enjoyed discovering, restoring and enhancing many of its hidden features over the years.

## Services

Mains Electricity, Water and Sewerage and oil fired central heating.

## Local Authority and Council Tax Band

North Yorkshire Band

## Viewings

Strictly by appointment with GSC Grays 01423 590500

## What3words

///developer.path.tiredness

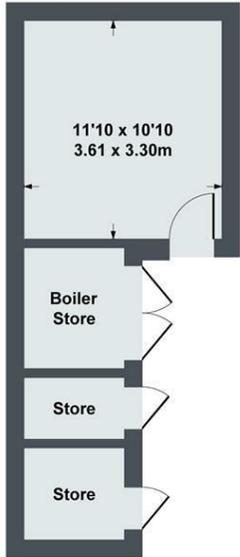
## Disclaimer

GSC Grays gives notice that:

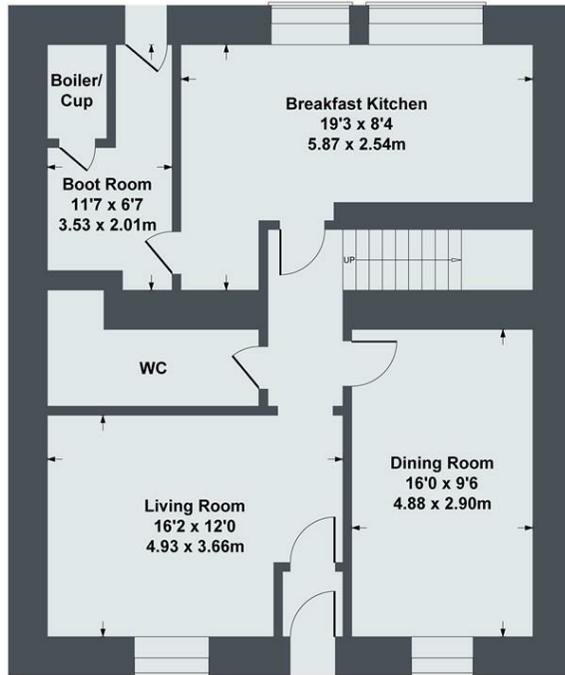
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

# Hope House Laverton HG4 3SX

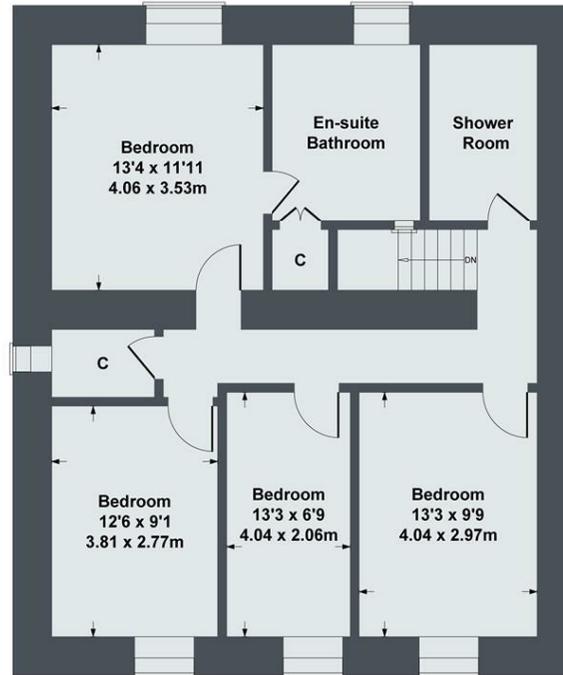
Approximate Gross Internal Area  
1927 sq ft - 179 sq m



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

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

