



PINEWOOD

Missies Farm, Laverton, near Ripon



GSC GRAYS

PROPERTY • ESTATES • LAND

PINEWOOD

MISSIES FARM, LAVERTON ,RIPON, HG4 3NX

A UNIQUE FOUR BEDROOM DETACHED PROPERTY IN AN ENVIABLE
CONVERTED FARMSTEAD SETTING, WITH COUNTRY VIEWS TO THE
NORTH-WEST OF RIPON

Accommodation

Dining hall • Sitting room • Breakfast kitchen • Utility room
Inner hallway • Master bedroom with ensuite shower room
Three further double bedrooms • House bathroom

Externally

Ample parking • Enclosed lawned garden
Amenity paddocks to the south and west



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Tel: 01833 637000
Kirkby Lonsdale
Tel: 01524 880320

Chester-le-Street
Tel: 0191 303 9540

Richmond
Tel: 01748 829217





Situation

The farmstead at Missies Farm comprising four individual homes that take full advantage of the setting surrounded by undulating North Yorkshire countryside, a short distance outside the village of Laverton, and close to Kirkby Malzeard where facilities including a highly regarded primary school, doctors surgery, public house, garage, butchers, church and hall with the village and surroundings noted for having a strong sense of local community. The extensive amenities in the cathedral city of Ripon are some 15 minutes drive, with Harrogate about 25 minutes. The countryside around Laverton, as well as Galphay, Grantley and Kirkby Malzeard is noted for interesting yet quiet walks with Dallowgill Moor creating a dramatic backdrop to the west.

Description

Pinewood is offered for sale for the first time since being converted to a spacious single story home that retains much of its original character with exposed stone walling and beams. There is high specification throughout, ideal for modern day living standards and the property is arranged to offer flexibility of use extending overall to some 2750 square feet.

There is an immediate sense of arrival into a spacious dining hall with character features and wide double doors to a large breakfast kitchen creating a strong open plan feel if required. The sitting room on the southern side of the building is generous in size with a significant open feature fireplace and double doors to the west terrace offering views to Dallowgill with wonderful sunsets. The bedroom accommodation is no less impressive comprising four double rooms with two bath/shower rooms (one ensuite), all served off an L shaped inner hallway. There is also a utility room with external access.

The property has been designed so the principal living rooms enjoy the benefit of southern and western aspects. There is a large strategically positioned sun terrace to the front of the building with further terracing directly off the sitting room. There is an enclosed lawned garden to the rear plus grass paddocks to the front and side respectively, ideal for amenity purposes.



Tenure

Freehold with vacant possession on legal completion

Services

Mains electricity. Shared private water and drainage. Oil central heating. Sealed unit double glazing.

Local Authority

North Yorkshire Council.

Council Tax

Band F

Easements & Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not. There is a public right of way that passes through the property. Maintenance of the private roadway from the village to the Missies Farmstead is shared between the 4 owners and local farmer that use it.

Directions

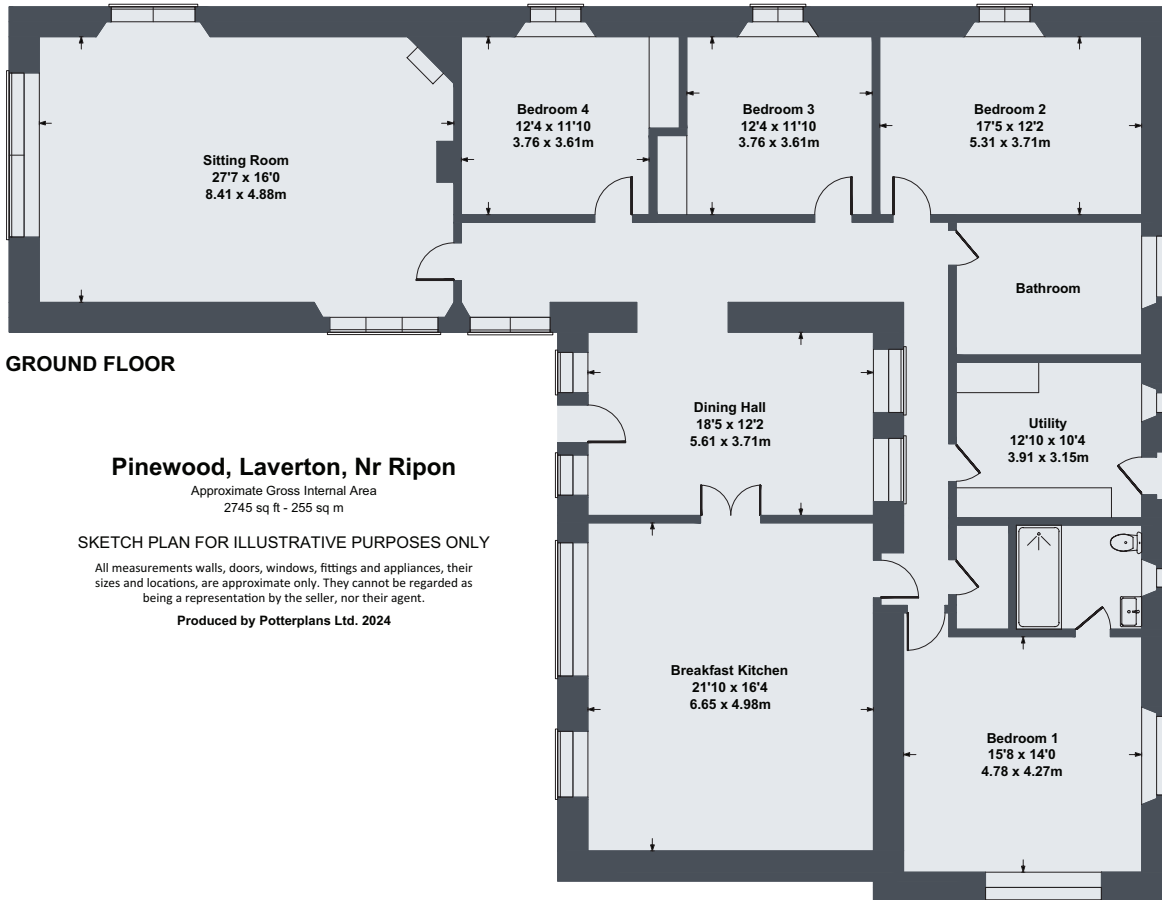
Proceed to the western end of the main street in Kirkby Malzeard. Follow the road to the left, up the hill and straight on towards Laverton. Proceed east through the village, and the entrance to Missies Farm will then be seen on the right-hand side when leaving Laverton.

what3words: sway.officer.trinkets

Viewing Arrangements

strictly by appointment through the Boroughbridge office of GSC Grays:

T: 01423 590500 | E: tajw@gscgrays



GROUND FLOOR

Pinewood, Laverton, Nr Ripon

Approximate Gross Internal Area
2745 sq ft - 255 sq m

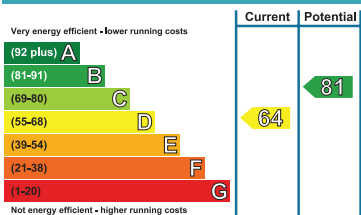
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024



Energy Efficiency Rating



DISCLAIMER NOTICE:

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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.

Particulars written: August 2024

Photographs taken: August 2024