

**D**avis  
**L**und

Laverton  
Ripon  
North Yorkshire  
HG4 3SX

Guide Price £375,000









## **Accommodation**

An exciting renovation or development opportunity, consisting of a stone built detached bungalow, located on a substantial plot, extending to almost an acre in total, including extensive gardens, woodland and river frontage.

The opportunities are endless, both for renovation of the current bungalow and also extension/annexe possibilities, all subject to necessary consents of course. The bungalow is currently in need of complete renovation, but this rare opportunity has been competitively priced, to take the required works into consideration and there is no doubt the opportunity to produce a beautiful home, befitting of the fantastic setting.

Located in the highly sought after village of Laverton, the bungalow is situated close to Kirkby Malzeard, whilst also being approximately 7 miles from Ripon. Kirkby Malzeard itself offers a number of amenities, including a shop, public house, garage/petrol station, butchers and primary school. The property is ideally placed for the countryside, with endless walks and cycle trails on the doorstep.

The bungalow currently offers an entrance porch, kitchen/diner, inner hallway with loft access and further side porch, double aspect living room with open fire and a large conservatory, overlooking the rear gardens. There are three bedrooms and a shower room, completes the layout.

Externally there is a double driveway, plus a car port and single garage. There is gated access to both sides of the bungalow, a stone built store and the oil tank. The established rear garden is a real delight, offering a high degree of privacy and a lovely setting. The garden continues into woodland, which in turn runs down to the river edge, making for a tranquil position and ideal for those that love the outdoors.

A viewing is essential to appreciate the setting and potential on offer, whilst this rare opportunity is also offered with no onward chain.









Floorplan

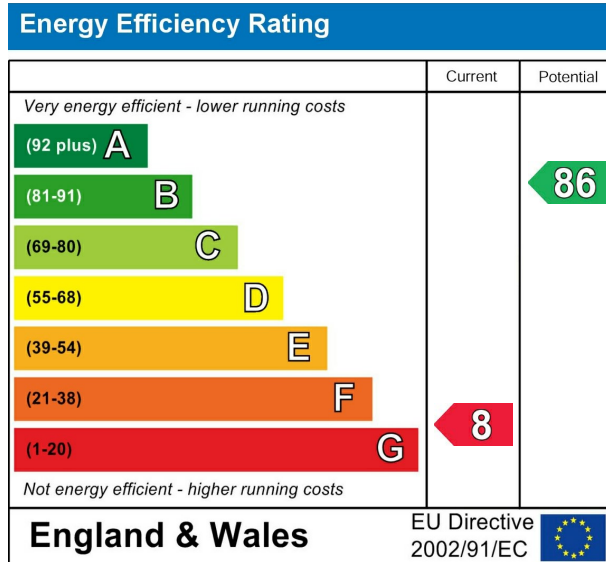








EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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