



Waverley House, Littlethorpe Lane, Littlethorpe, HG4 3FN

Combining striking contemporary architecture, flexible accommodation, and an enviable village setting, this outstanding six bedroom, four bathroom home offers the perfect balance of luxury, comfort, and adaptability making it an exceptional choice for modern family living on the edge of Ripon

10 Queen Street, Ripon, North Yorkshire,
HG4 1ED

Tel: 01765 605151

Email: ripon@dacres.co.uk

dacres.co.uk   



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Guide Price: £825,000

- Exclusive development of just five premium detached homes
- Six bedrooms with spacious, flexible layouts
- High-specification interiors with integrated NEFF appliances
- Energy-efficient design including solar panels and air source heating



General remarks

An Exceptional Six-Bedroom Detached Home in Littlethorpe, Ripon

Set within an exclusive development of just five premium detached residences, this striking six-bedroom home with four bathrooms presents a rare and exciting opportunity to acquire a contemporary family property in the highly desirable village of Littlethorpe, positioned on the picturesque outskirts of Ripon.

Architecturally impressive and thoughtfully designed, the property showcases stylish modern living with light-filled interiors finished to a high specification throughout.

The layout has been carefully considered to provide a seamless flow of accommodation, perfectly suited to the demands of modern family life while offering exceptional flexibility for multi-generational living.

At the heart of the home lies a stunning open-plan lounge, kitchen and dining area, forming a welcoming and sociable space ideal for both everyday living and entertaining. The kitchen is complemented by a separate utility room, ensuring practicality without compromising on design.

Expansive glazing and well-placed windows flood the space with natural light, enhancing the sense of openness and connection to the outdoors.

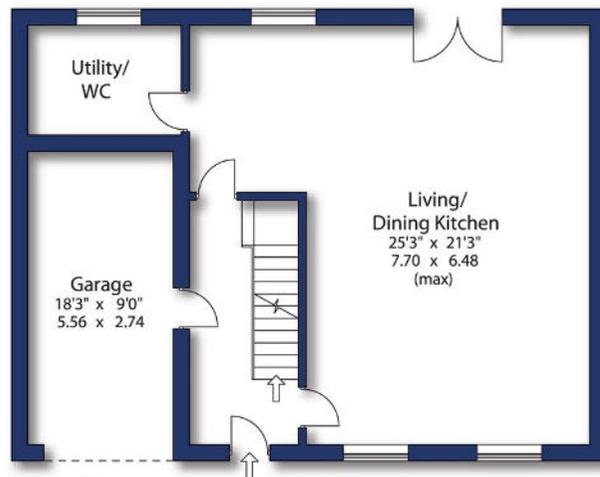
The principal bedroom provides an elegant and private retreat, complete with a full dressing room and luxurious en-suite bathroom. The remaining bedrooms are all generously proportioned, with thoughtfully arranged bathroom and en-suite facilities to comfortably serve a busy household, ensuring convenience and privacy throughout.

Subject to individual lifestyle requirements, there is the option to create a separate large living room and playroom, or alternatively to configure an independent living arrangement—ideal for dependent relatives—offering a private bedroom with en-suite facilities and its own dedicated living space.

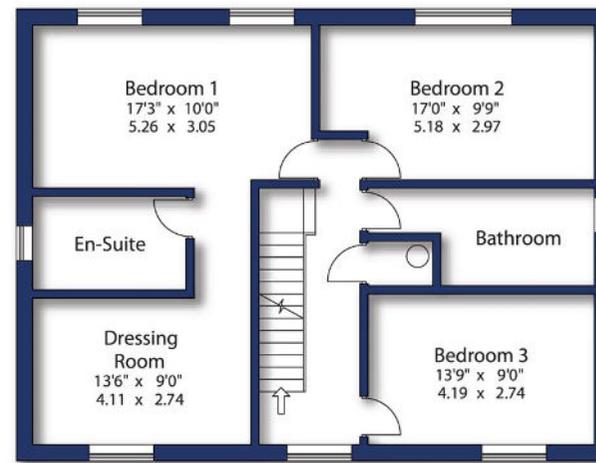
Additional benefits include an integrated garage, an attractive open-plan frontage, and a fully enclosed rear garden, providing a secure and private outdoor environment for relaxation and family enjoyment.

Floorplans

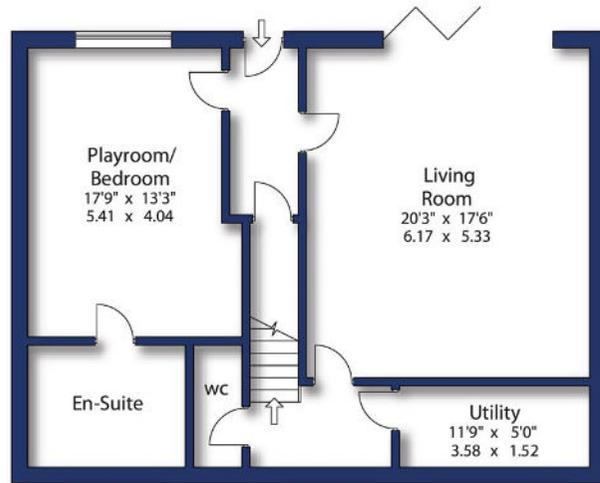
Approx Gross Floor Area = 2883 Sq. Feet (excluding Garage)
 = 267.9 Sq. Metres (excluding Garage)



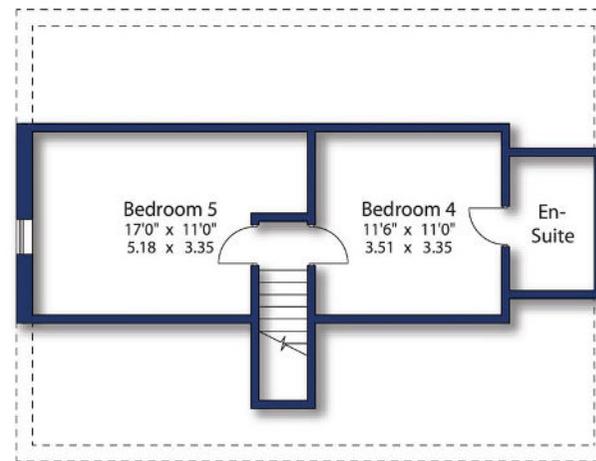
Ground Floor



First Floor



Lower Ground Floor - Annex with separate access



Second Floor

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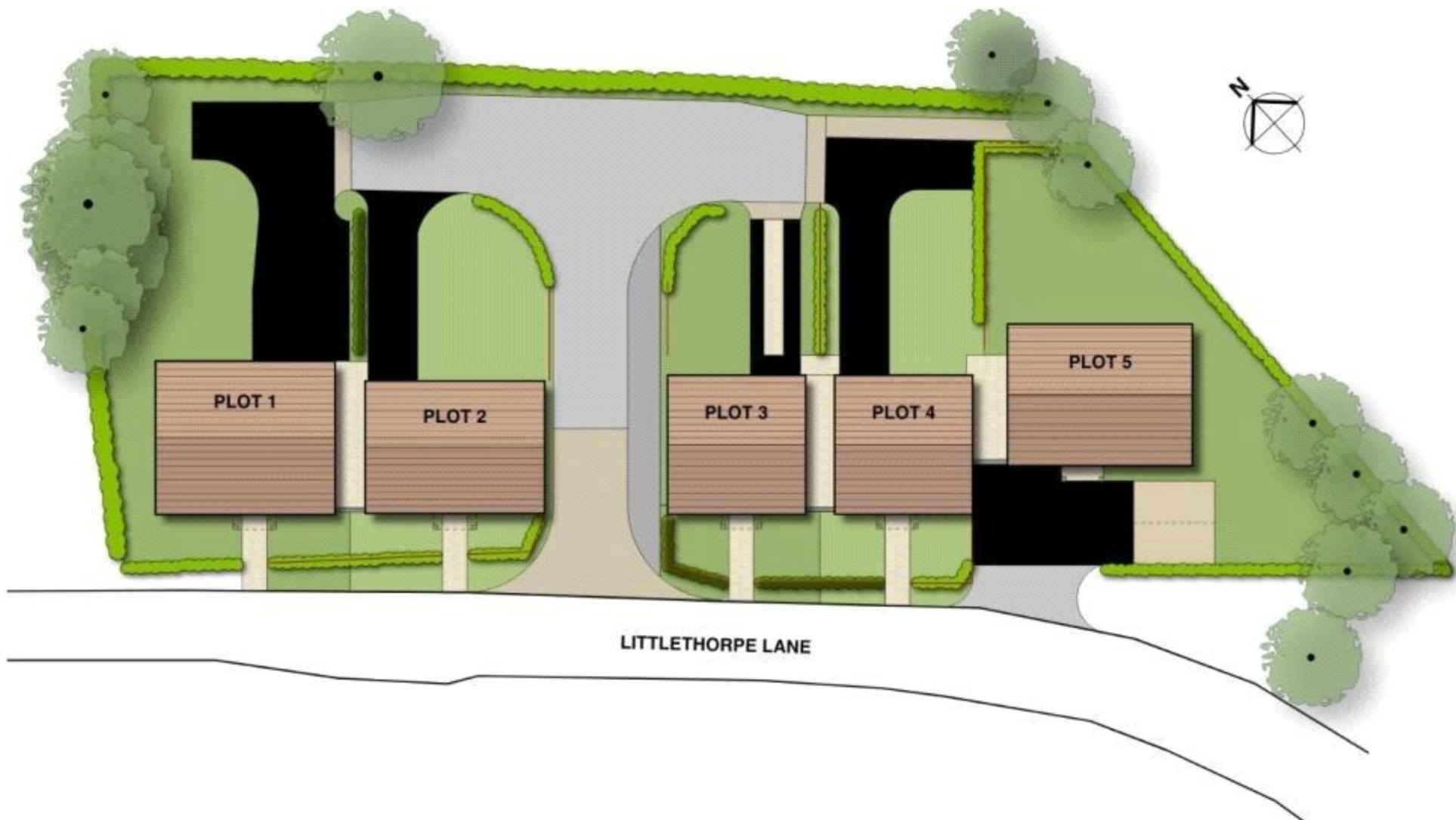
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PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 5

LITTLETHORPE LANE





Local Authority & Council Tax Band

- North Yorkshire County Council
- Council Tax Band TBC

Tenure, Services & Parking

- Freehold
- Mains electric, water & drainage. Domestic heating is air source heat pump
- Of road parking and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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01765 605151



ripon@dacres.co.uk