Laverton Oaks
Kirkby Malzeard
HG4





A rare opportunity to own a luxury home in the heart of North Yorkshire.

Set in the picturesque and highly sought-after village of Kirkby Malzeard, just a 15-minute drive from the historic city of Ripon, Laverton Oaks is an exclusive development of 20 beautifully designed homes. Offering a thoughtfully balanced mix of 3 and 4 bedroom terrace, semi-detached, and detached properties, this unique collection is crafted to suit a variety of lifestyles—from first-time buyers and growing families to those looking to downsize and enjoy the peace of village life.

Each home at Laverton Oaks combines timeless design with modern convenience, set against a backdrop of rolling countryside and strong community spirit. Every property comes with private parking, landscaped gardens, and a ten-year structural warranty, giving homeowners lasting peace of mind in a home built to the highest standards.

KIRKBY MALZEARD

A vibrant village with a rich heritage and a welcoming community

Kirkby Malzeard is a charming and highly sought-after village nestled in the rolling countryside of North Yorkshire, just six miles west of Ripon and within easy reach of the Yorkshire Dales. Steeped in history and surrounded by natural beauty, it offers the perfect blend of rural tranquillity and modern convenience—making it an ideal place to call home.

The village has a strong sense of community and a range of local amenities that cater to day-to-day needs. These include a well-regarded Church of England primary school, a popular pub, a village store and butcher, a tea room, and a recreation ground with sports facilities. The village regularly hosts events and has active local groups, making it easy to get involved and feel part of the community.

Kirkby Malzeard Church of England Primary School is just a short walk from Laverton Oaks and is known for its nurturing environment and good standards. The village is also within the catchment area for the highly acclaimed Ripon Grammar School, one of the top-performing state schools in the UK, located just a 12-minute drive away.





THE ELLINGTON

The Ellington is a spacious and stylish three-bedroom semi-detached home, thoughtfully designed for modern living. It features an open-plan living and dining area that creates a bright and welcoming hub of the home—perfect for everyday life and entertaining guests.
A well-appointed kitchen, a convenient downstairs WC, and useful storage space complete the ground floor, while upstairs you'll find three generously sized bedrooms and a family bathroom.

Outside, the property benefits from private parking and a lawned garden, ideal for relaxing outdoors or for children to play. As part of this quality development, The Ellington comes with a ten-year structural warranty, offering lasting peace of mind.
PRICES FROM £370,000

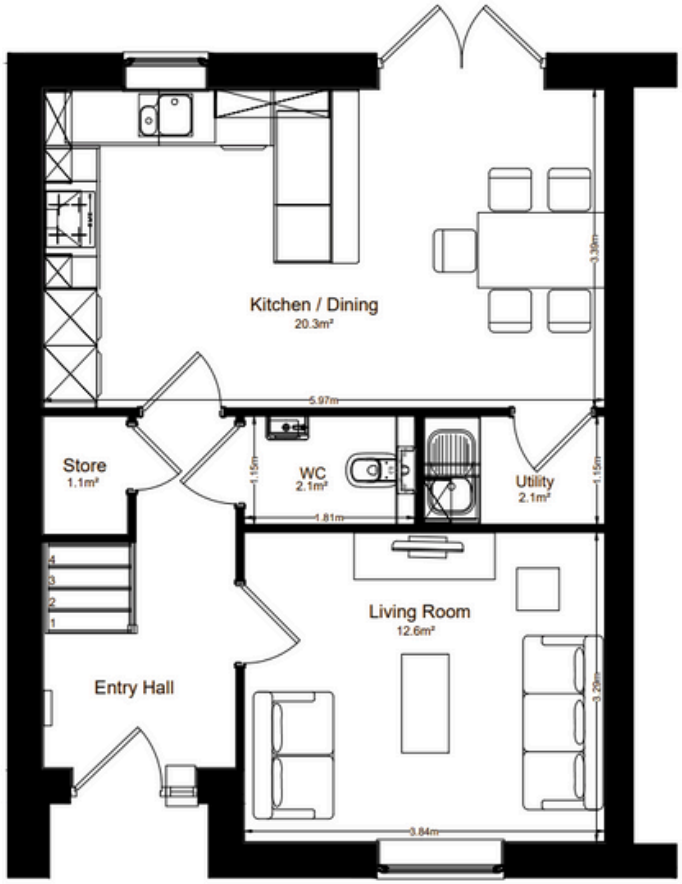
GROUND FLOOR
Kitchen/Dining: 19'00" x 11'00"
Living Rooad: 12'00" x 10'00"
WC: 5'00" x 3'00"
Utility: 3'00" x 3'00"

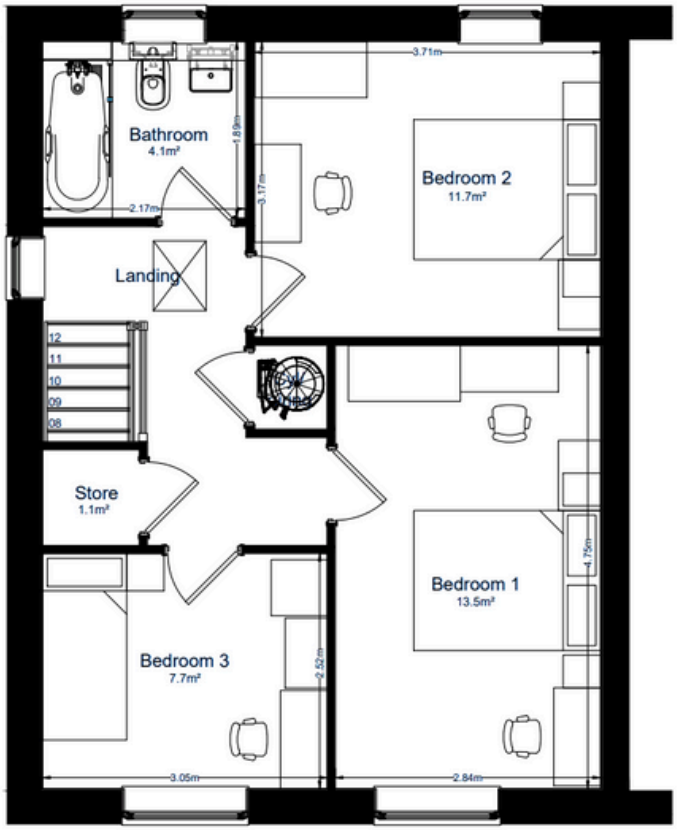
FIRST FLOOR
Bedroom 1: 15'00" x 9'00"
Bedroom 2: 12'00" x 10'00"
Bedroom 3: 10'00" x 8'00"
Bathroom: 7'00" x 6'00"

Multiple plots of The Ellington are available.
Enquire with the team today to avoid missing out.






Kitchen / Dining
20.3m²
3.39m
5.97m
Store
1.1m²
WC
2.1m²
1.15m
1.81m
Utility
2.1m²
1.15m
Living Room
12.6m²
3.29m
Entry Hall
4
3
2
1
3.84m


3.71m
Bathroom
4.1m²
1.89m
3.17m
2.17m
Bedroom 2
11.7m²
Landing
12
11
10
09
08
Store
1.1m²
Bedroom 1
13.5m²
4.75m
Bedroom 3
7.7m²
2.52m
3.05m
2.84m

THE MIDDLEHAM





The Middleham offers an attractive and thoughtfully laid out detached design, ideal for those seeking a blend of practicality and elegance. At the heart of the home is a spacious open-plan kitchen and dining area—perfect for both everyday living and entertaining. A separate living room provides a cosy retreat, while the ground floor also features a convenient downstairs WC. Upstairs, you'll find three well-proportioned bedrooms, including a principal suite with its own en-suite shower room, along with a stylish family bathroom.

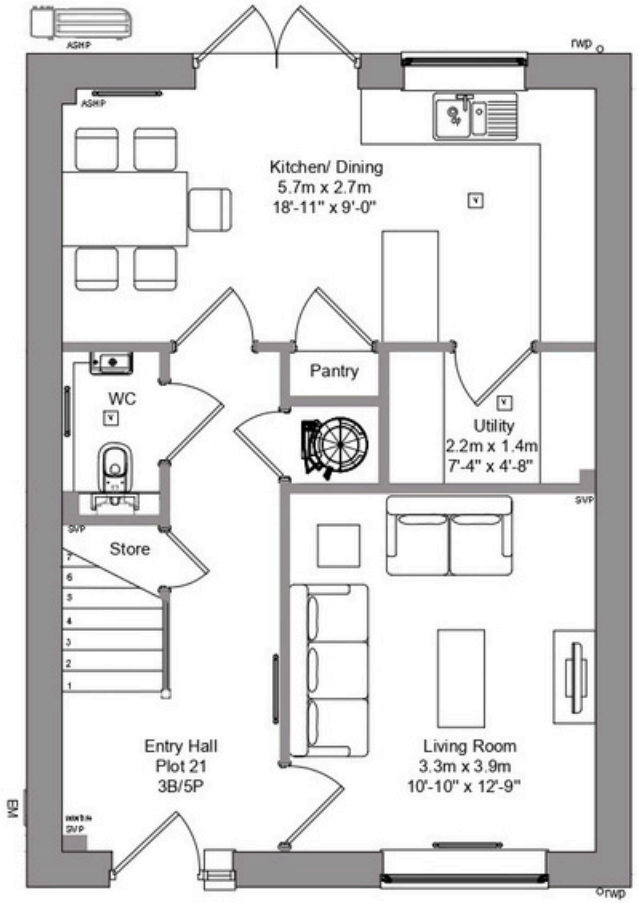
Outside, the property benefits from private parking and a lawned garden, ideal for relaxing outdoors or for children to play. As part of this quality development, The Middleham comes with a ten-year structural warranty, offering lasting peace of mind.

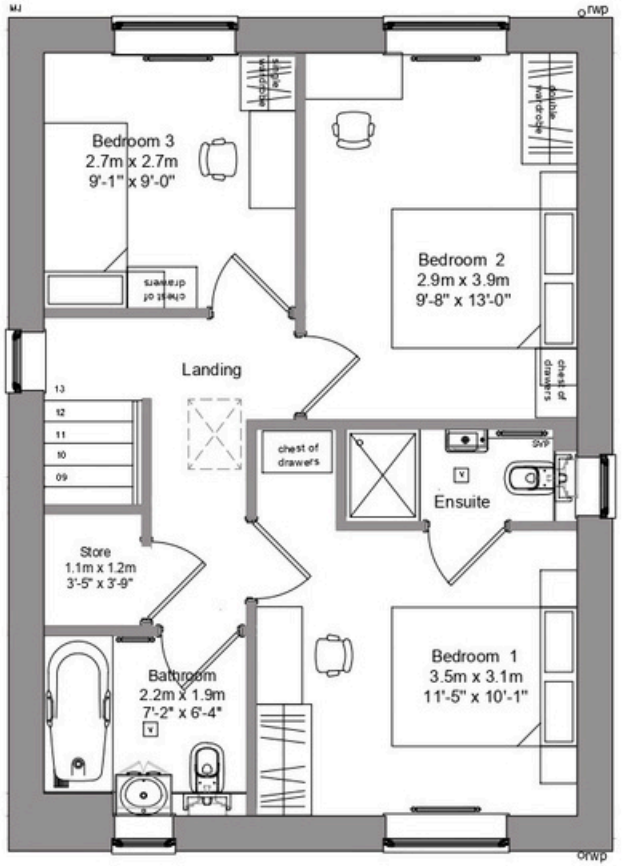
PRICES FROM £380,000

GROUND FLOOR
Kitchen/Dining: 18'00" x 9'00"
Living Room: 12'00" x 10'00"
WC: 5'00" x 3'00"
Utility: 7'00" x 4'00"

FIRST FLOOR
Bedroom 1: 13'00" x 11'00"
Bedroom 2: 12'00" x 9'00"
Bedroom 3: 9'00" x 8'00"
Bathroom: 7'00" x 6'00"

Multiple plots of The Middelham are available.
Enquire with the team today to avoid missing out.


ASHP
ASHP
rwp
Kitchen/ Dining
5.7m x 2.7m
18'-11" x 9'-0"
WC
Pantry
Utility
2.2m x 1.4m
7'-4" x 4'-8"
SVP
SVP
Store
Entry Hall
Plot 21
3B/5P
Living Room
3.3m x 3.9m
10'-10" x 12'-9"
rwp


rwp
Bedroom 3
2.7m x 2.7m
9'-1" x 9'-0"
Bedroom 2
2.9m x 3.9m
9'-8" x 13'-0"
Landing
chest of drawers
Ensuite
SVP
Store
1.1m x 1.2m
3'-5" x 3'-9"
Bathroom
2.2m x 1.9m
7'-2" x 6'-4"
Bedroom 1
3.5m x 3.1m
11'-5" x 10'-1"
rwp

THE WHORLTON

The Whorlton is a generously sized four-bedroom detached home, thoughtfully designed to combine family-friendly practicality with refined modern living. At the heart of the property is a spacious open-plan kitchen and dining area, ideal for both relaxed family meals and entertaining guests, complemented by a separate utility room for added convenience. The ground floor also features a bright and welcoming lounge, a downstairs WC, and internal access to the integral garage. Upstairs, four well-proportioned bedrooms provide ample space for growing families, including a principal suite with its own private en-suite shower room, along with a beautifully appointed family bathroom.

Outside, the property benefits from private parking and a lawned garden, ideal for relaxing outdoors or for children to play. As part of this quality development, The Whorlton comes with a ten-year structural warranty, offering lasting peace of mind.

PRICES FROM £500,000

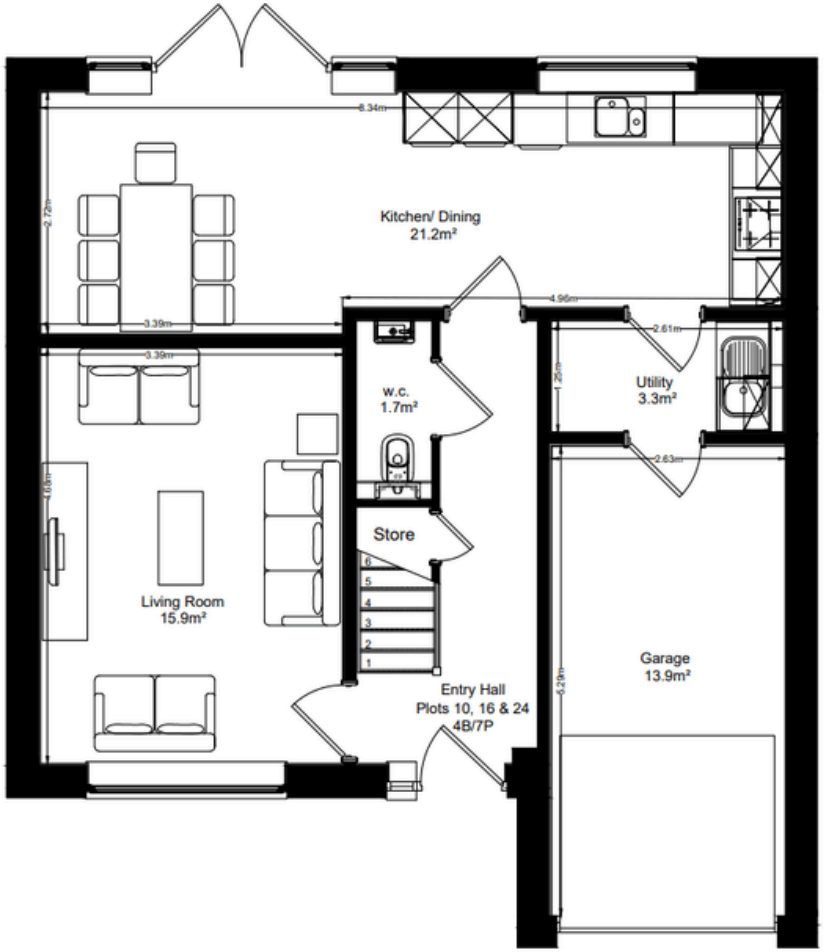
GROUND FLOOR
Kitchen/Dining: 27'00" x 8'00"
Living Room: 15'00" x 11'00"
WC: 5'00" x 5'00"
Utility: 8'00" x 4'00"

FIRST FLOOR
Bedroom 1: 13'00" x 11'00"
Ensuite: 6'00" x 6'00"
Bedroom 2: 12'00" x 10'00"
Bedroom 3: 14'00" x 9'00"
Bedroom 4: 9'00" x 9'00"
Bathroom: 7'00" x 6'00"

Multiple plots of The Whorlton are available.
Enquire with the team today to avoid missing out.






8.34m
2.72m
Kitchen/ Dining
21.2m²
4.96m
2.61m
3.39m
3.39m
w.c.
1.7m²
1.25m
Utility
3.3m²
2.63m
4.69m
Store
6
5
4
3
2
1
Living Room
15.9m²
Entry Hall
Plots 10, 16 & 24
4B/7P
5.29m
Garage
13.9m²


3.69m
4.56m
Bedroom 3
11.5m²
2.40m
3.31m
Bedroom 2
11.5m²
2.77m
Landing
2.19m
Bathroom
4.2m²
1.89m
13
12
11
10
9
8
7
6
4.15m
Bedroom 1
13.9m²
0.90m
Store
0.8m²
Bedroom 4
7.5m²
2.76m
2.06m
En-suite
3.1m²
3.45m
1.93m
2.77m

THE COVERDALE





The Coverdale is a beautifully presented four-bedroom detached home, offering a superb layout ideal for modern family living. At its heart is a spacious open-plan kitchen and dining area, perfect for everyday meals and special occasions alike, complemented by a separate utility room for added practicality. A bright and comfortable lounge provides the perfect space to unwind, while a dedicated study or home office offers the flexibility to work from home or create a quiet retreat. The ground floor also benefits from a convenient downstairs WC. Upstairs, four generously sized bedrooms include a luxurious principal suite with en-suite shower room, alongside a stylish family bathroom.

Outside, landscaped gardens, a private driveway, and an integral garage complete the home, which also comes with a ten-year structural warranty for peace of mind.

PRICES FROM £510,000

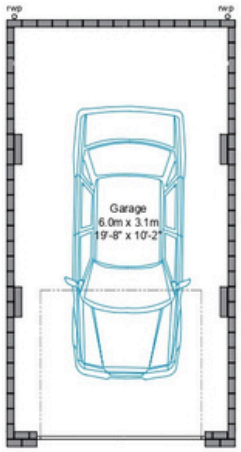
GROUND FLOOR

Kitchen/Dining: 15'00" x 12'00"
Living Room: 13'00" x 13'00"
WC: 6'00" x 3'00"
Utility: 9'00" x 6'00"
Study: 7'00" x 3'00"

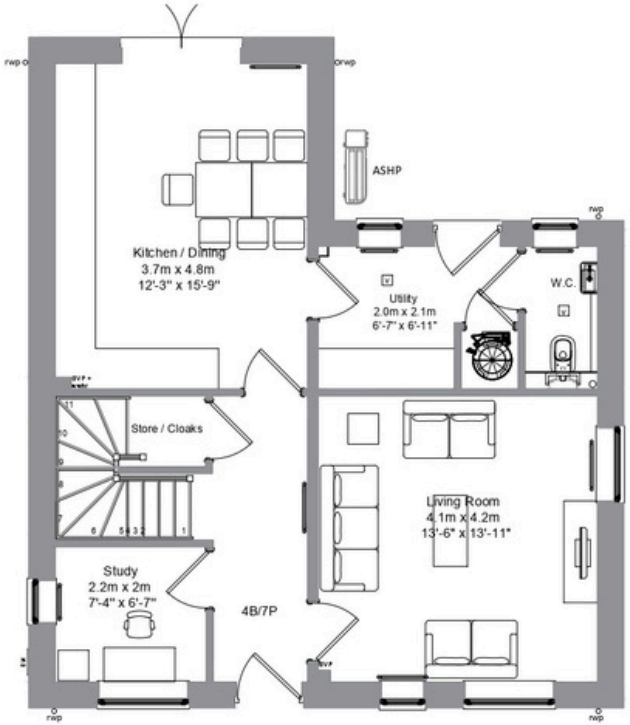
FIRST FLOOR

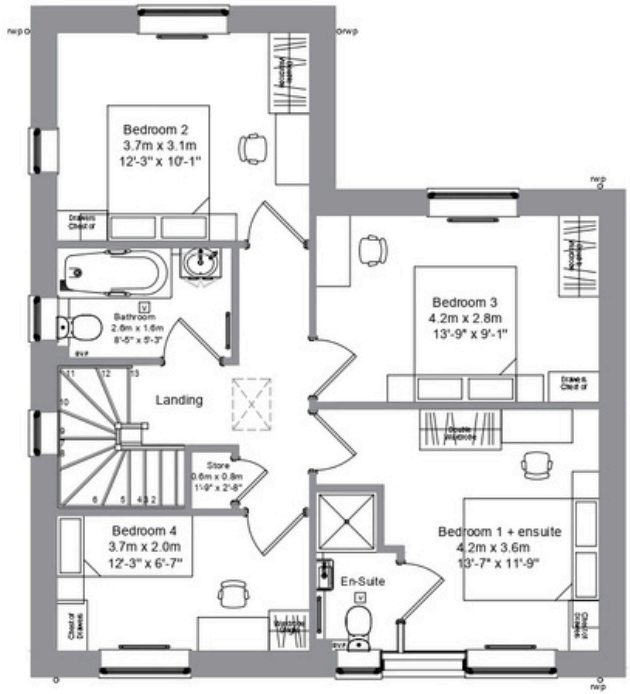
Bedroom 1 & Ensuite: 13'00" x 11'00"
Bedroom 2: 13'00" x 9'00"
Bedroom 3: 12'00" x 8'00"
Bedroom 4: 12'00" x 6'00"
Bathroom: 8'00" x 7'00"

Multiple plots of The Coverdale are available.
Enquire with the team today to avoid missing out.


Garage
6.0m x 3.1m
19'-8" x 10'-2"

Garage


Kitchen / Dining
3.7m x 4.8m
12'-3" x 15'-9"
ASHP
Utility
2.0m x 2.1m
6'-7" x 6'-11"
W.C.
Store / Cloaks
Living Room
4.1m x 4.2m
13'-6" x 13'-11"
Study
2.2m x 2m
7'-4" x 6'-7"
4B/7P


Bedroom 2
3.7m x 3.1m
12'-3" x 10'-1"
Bathroom
2.6m x 1.6m
8'-5" x 5'-3"
Landing
Store
0.6m x 0.8m
1'-9" x 2'-8"
Bedroom 3
4.2m x 2.8m
13'-9" x 9'-1"
Bedroom 4
3.7m x 2.0m
12'-3" x 6'-7"
En-Suite
Bedroom 1 + ensuite
4.2m x 3.6m
13'-7" x 11'-9"

THE NIDDERDALE

The Nidderdale is an impressive four-bedroom detached home, perfectly designed for family life with a well-balanced mix of open-plan living and private spaces. The heart of the home is a spacious living and dining area, offering a light-filled, versatile space ideal for both relaxing and entertaining.

A separate kitchen is complemented by a practical utility room, while a dedicated study or home office provides the perfect spot for remote working or quiet focus. The ground floor also includes a convenient downstairs WC. Upstairs, the principal bedroom benefits from a private en-suite, with three further bedrooms and a contemporary family bathroom completing the layout.

Externally, the home enjoys private landscaped gardens, an integral garage, and off-street parking, all backed by a ten-year structural warranty for lasting peace of mind.

PRICES FROM £525,000

GROUND FLOOR

Kitchen/Dining: 25'00" x 12'00"
Living Room: 13'00" x 8'00"
WC: 5'00" x 4'00"
Utility: 6'00" x 6'00"

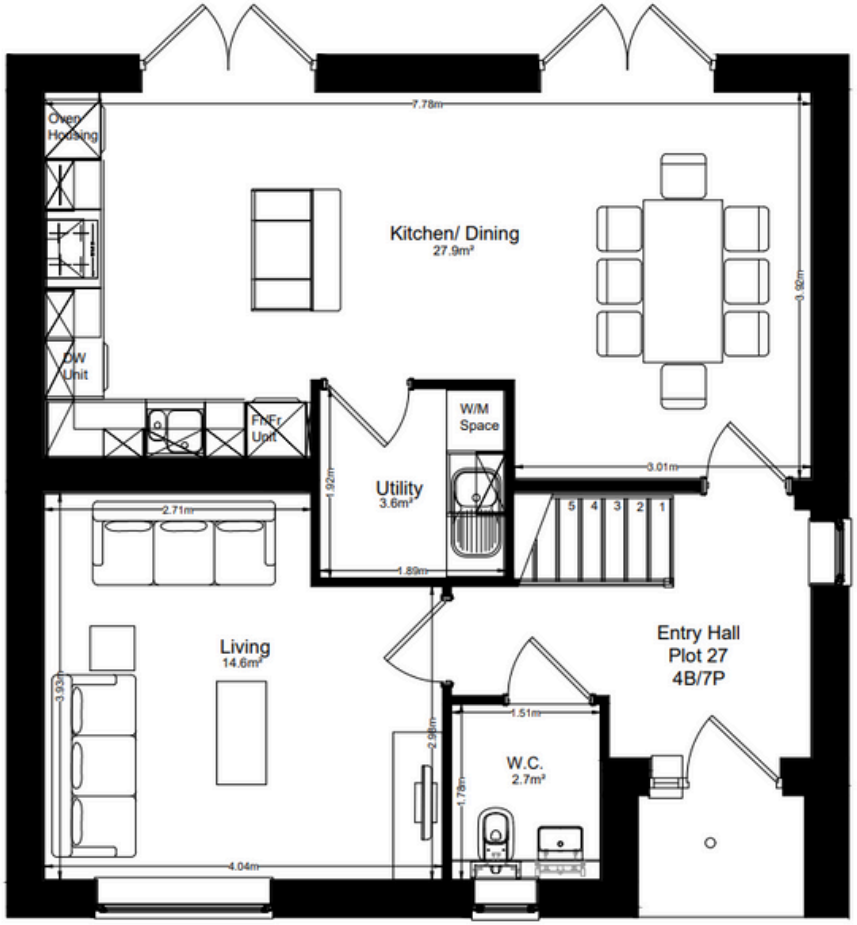
FIRST FLOOR

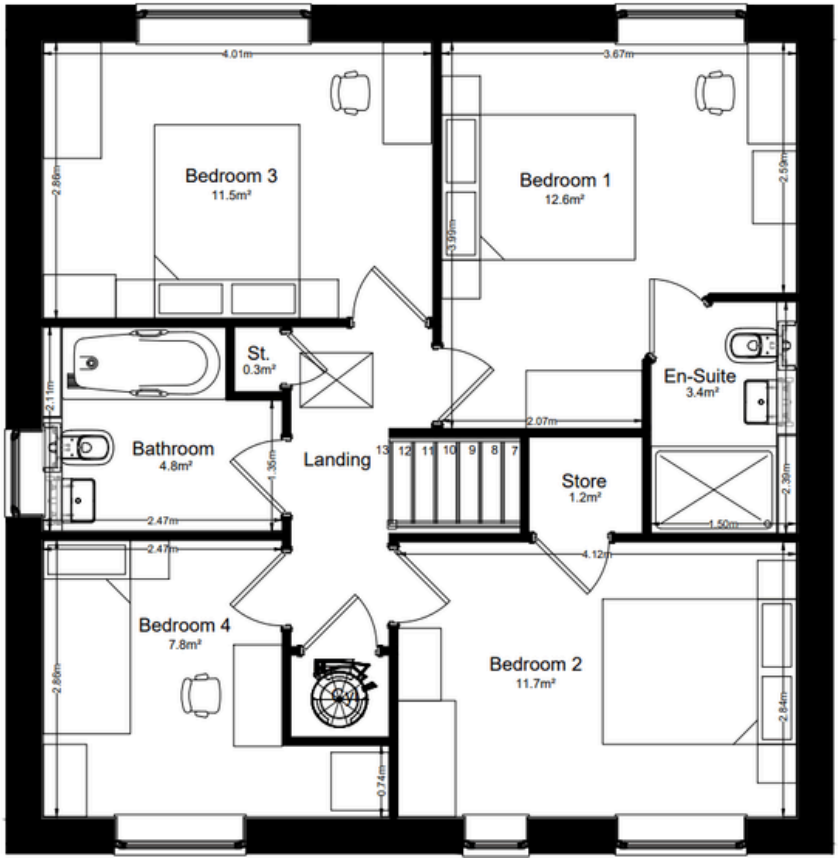
Bedroom 1: 12'00" x 8'00"
Ensuite: 7'00" x 4'00"
Bedroom 2: 13'00" x 9'00"
Bedroom 3: 13'00" x 9'00"
Bedroom 4: 9'00" x 8'00"
Bathroom: 8'00" x 6'00"

Multiple plots of The Nidderdale are available.
Enquire with the team today to avoid missing out.






Oven Housing
7.78m
Kitchen/ Dining
27.9m²
3.92m
DW Unit
FF/Fr Unit
W/M Space
Utility
3.6m²
1.92m
3.01m
5 4 3 2 1
2.71m
1.89m
Living
14.6m²
3.93m
Entry Hall
Plot 27
4B/7P
1.51m
2.99m
1.78m
W.C.
2.7m²
4.04m


4.01m
3.67m
Bedroom 3
11.5m²
Bedroom 1
12.6m²
2.86m
3.99m
2.59m
St.
0.3m²
En-Suite
3.4m²
2.11m
Bathroom
4.8m²
Landing
13 12 11 10 9 8 7
2.07m
1.35m
Store
1.2m²
2.39m
2.47m
1.50m
2.47m
4.12m
Bedroom 4
7.8m²
Bedroom 2
11.7m²
2.86m
2.84m
0.74m

THE SPAUNTON





The Spaunton is an exceptional four-bedroom detached home offering spacious, versatile living ideal for growing families or those seeking a high-quality lifestyle in a village setting. The heart of the home is an expansive open-plan kitchen and dining area, which seamlessly flows into a cosy snug—creating a perfect space for family gatherings or relaxed evenings. A separate lounge provides a more formal living area, while a convenient downstairs WC adds everyday practicality. Upstairs, the home features four generously sized bedrooms, including a luxurious principal suite with its own en-suite, alongside a stylishly fitted family bathroom.

Outside, the property enjoys lawned gardens, private parking, and an integral garage. Like all homes at Laverton Oaks, The Spaunton is backed by a ten-year structural warranty, offering peace of mind alongside premium design and build quality.

PRICES FROM £630,000

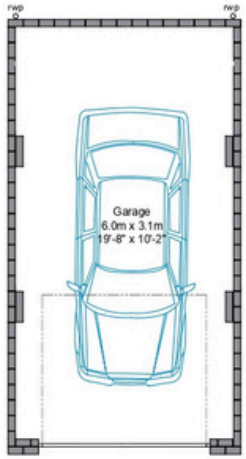
GROUND FLOOR

Kitchen/Dining: 25'00" x 11'00"
Living Room: 15'00" x 12'00"
WC: 5'00" x 3'00"
Utility: 8'00" x 5'00"
Snug: 11'00" x 10'00"

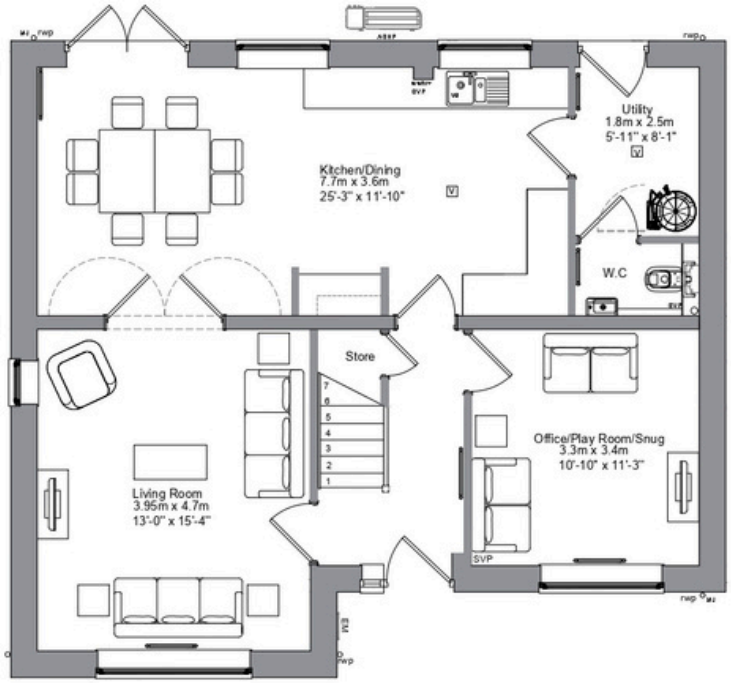
FIRST FLOOR

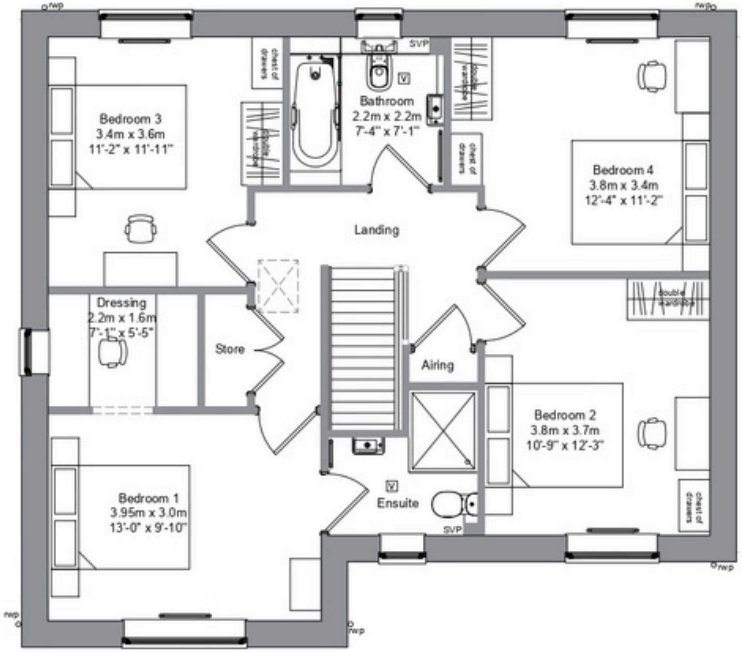
Bedroom 1: 12'00" x 9'00"
Dressing Room: 7'00" x 5'00"
Bedroom 2: 12'00" x 12'00"
Bedroom 3: 11'00" x 11'00"
Bedroom 4: 12'00" x 11'00"
Bathroom: 7'00" x 7'00"

Multiple plots of The Spaunton are available.
Enquire with the team today to avoid missing out.


Garage
6.0m x 3.1m
19'-8" x 10'-2"

Garage


Kitchen/Dining
7.7m x 3.6m
25'-3" x 11'-10"
Utility
1.8m x 2.5m
5'-11" x 8'-1"
W.C
Store
Living Room
3.95m x 4.7m
13'-0" x 15'-4"
Office/Play Room/Snug
3.3m x 3.4m
10'-10" x 11'-3"
SVP


Bedroom 3
3.4m x 3.6m
11'-2" x 11'-11"
Bathroom
2.2m x 2.2m
7'-4" x 7'-1"
SVP
Bedroom 4
3.8m x 3.4m
12'-4" x 11'-2"
Landing
Dressing
2.2m x 1.6m
7'-1" x 5'-5"
Store
Airing
Bedroom 2
3.8m x 3.7m
10'-9" x 12'-3"
Bedroom 1
3.95m x 3.0m
13'-0" x 9'-10"
Ensuite
SVP



We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to exact scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity.

Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however itis not a credit check of any kind so will have no effect on you or your credit history.

All imagery, CGI's and floorplans have been used to reflect the end product and may be subject to change. Some CGI's may show upgraded specification for instance receded ceiling lighting and furniture which is not part of the purchase price and may incur additional costs.

LINLEY & SIMPSON