



Village Farm, Galphay, Ripon, North Yorkshire

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Village Farm Galphay Ripon HG4 3NJ

A splendid 4-bedroom period house with character and stylish accommodation, set in the heart of the popular village of Galphay, close to Ripon

Ripon city centre 4.8 miles, Masham 6.4 miles, A1 (Jct 49) 8.5 miles, Harrogate town centre 13.5 miles, Leeds Bradford Airport 25 miles, Leeds 30 miles

Porch | Sitting room | Study | Dining room
Sitting area | Kitchen | Boot room | Utility
Cloakroom | Principal bedroom with dressing
area & en suite bathroom | 3 Further bedrooms
Shower room | Workshop | Greenhouse | Store
Garden | EPC rating D

The property

This delightful, detached period house offers sand-coloured stone elevations outside, and exposed timber beams inside, alongside beautifully presented accommodation and elegant fittings.

The main reception is the well-proportioned sitting room with its triple aspect, wooden flooring, recessed LED lighting and fireplace fitted with a log burner. The ground floor also has a useful study for home working and a formal dining room with exposed beam work and a grand fireplace, fitted with a log burner. Towards the rear, the kitchen and boot room have flagstone flooring and exposed brickwork, with the kitchen featuring skylights overhead and the laundry with French doors opening to the garden. The kitchen has attractive painted units in blue, a butler sink and an Everhot range cooker, while the boot room and utility room have space for further appliances.

An impressive floating corner staircase in the sitting room, and a second staircase at the heart

of the ground floor lead to two separate areas of first-floor accommodation. One area has the principal bedroom with its dressing area and luxury en suite bathroom, while the other has two further double bedrooms, which share a Jack and Jill shower room. The second floor offers a further double bedroom, as well as a landing sitting area.

Outside

Access for vehicles is via a driveway at the side of the property, which provides parking for several vehicles and access to the workshop and a small rear courtyard area. The garden to the front is mostly gravel, with border beds containing various shrubs. At the side and rear, there are further gravel pathways and terracing and an area of patio, which is ideal for al fresco dining. There is also a covered area of timber decking, various well-stocked border beds and a greenhouse and garden store.

Location

The small village of Galphay is located on the edge of the Nidderdale Area of Outstanding Natural Beauty, with the cathedral city of Ripon just five miles away. Galphay has a pub and a village hall, with Ripon providing excellent access to shopping facilities and first-class schools, including the outstanding-rated Outwood Academy and Ripon Grammar School.

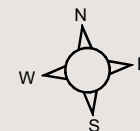
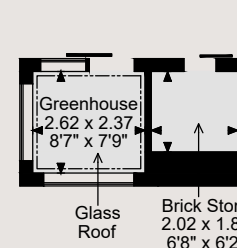
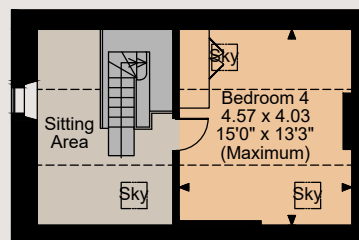
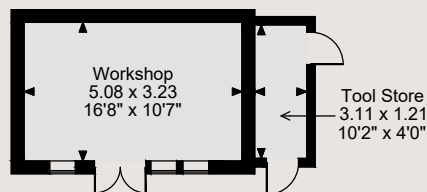
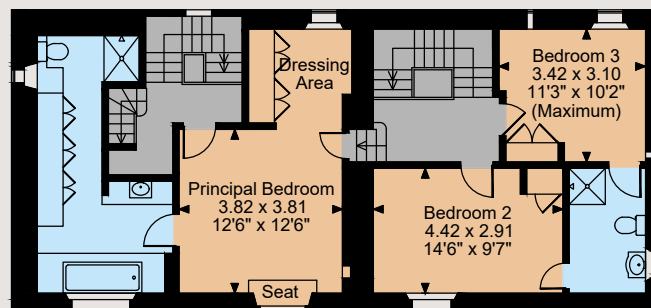
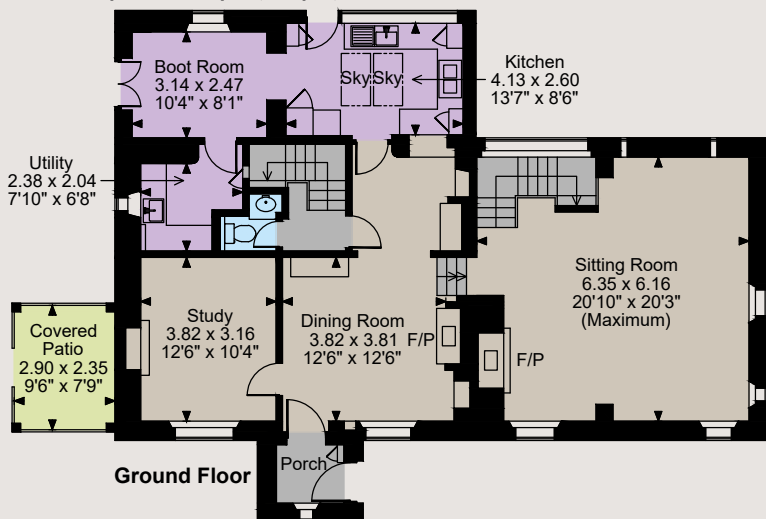
The market towns of Masham, Bedale and Pateley Bridge are all within an easy commute, offering a further range of artisan shops and local producers. The spa town of Harrogate has an excellent choice of shops, restaurants, cinemas and theatres, and a train station with services to both York and Leeds, linking with main line services to London and Edinburgh.

The area is well connected by road, with the A1, offering easy access to the north and south, just a short drive away.





Main House internal area 2,226 sq ft (207 sq m)
 Workshop/Tool store 227 sq ft (21 sq m)
 Greenhouse/Brick store 111 sq ft (10 sq m)
 Covered patio 72 sq ft (7 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Directions

From Harrogate, take the A61 north away from the town centre and continue on the A61 for 4.5 miles to Ripley, before taking the first exit at the roundabout onto the B6165. Turn right onto Fountains Road and continue for 4.5 miles, before turning left onto Middycar Bank. After 1.3 miles, turn right onto the B6265 and then take the first turning on your left. After 3 miles, turn right onto Warren Lane and continue for 0.7 miles, into the village. You will find the property on the left.

General

Local Authority: North Yorkshire Council
Services: Mains electricity, water and drainage. Oil-fired central heating.
Council Tax: Band G
Tenure: Freehold
Guide Price: £850,000

Harrogate

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