

# Braithwaite Hall

Galphay, Ripon, North Yorkshire



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A rare opportunity to purchase a beautiful country estate with a very pretty Grade II listed country house at its centre and surrounded by stunning countryside in a prime location in the heart of North Yorkshire and close to the Yorkshire Dales

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Braithwaite Hall, Galphay, Ripon, North Yorkshire, HG4 3NL

Galphay 0.5 miles, Ripon 6 miles, Masham 6.5 miles, Pateley Bridge 10.5 miles, Bedale 13 miles, Harrogate 14.5 miles, Leeds Bradford Airport 25 miles

*Features:*

Beautiful timbered period country house with four bedrooms, two attic rooms, two bathrooms and four reception rooms offering over 5,000 square feet of accommodation

An extensive range of barns and outbuildings with potential for secondary accommodation and leisure development (subject to planning permission) offering just under 5,000 square feet of additional space

Beautiful historic parkland approach and setting to the house

Extensive pastureland surrounding the house all within a ring fence

Mature native woodland which has supported an enjoyable family shoot

About 300 acres (121.4 ha)

Available as a whole

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### *Situation*

Braithwaite Hall sits in the middle of its own land and is surrounded by majestic and attractive formal parkland. It is approached from the centre of Galphay village via a set of ornate carved oak timber gates and along a private drive which winds through the formal parkland past the traditional barns and the rear of the house before arriving at the front of the property to a sweeping turning and parking area.

### *Braithwaite Hall*

Braithwaite Hall was built we believe around 1675 with later additions in the 18th and 19th Centuries.

The house is listed Grade II and is of timber framed construction under a stone slate roof with later rendered additions to the south elevation. The current owners have created a very comfortable and well-presented home full of period charm and character.

On the ground floor the reception rooms radiate out from the cosy hall with the study/sitting room to the left and a large cloakroom with WC to the right and then straight ahead some steps lead up into the well-proportioned dining room with the beautifully appointed drawing room with two impressive fireplaces to the left and the kitchen/breakfast room to the right. On the first floor there is a wide landing with exposed timber floorboards, four bedrooms, one with a dressing room and two bathrooms. On the second floor are two large attic rooms that run the full length of the building and could easily be converted to provide further accommodation.























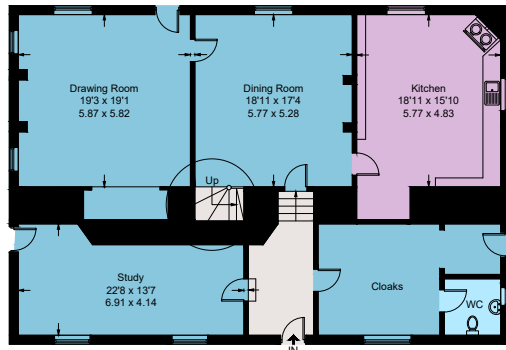


*Floorplans for Braithwaite Hall,  
Galphay, Ripon, North Yorkshire, HG4 3NL*

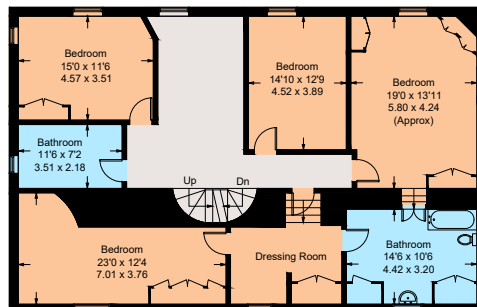
Approximate Gross Internal Area\*:  
 House: 5054 sq ft / 469.6 sq m  
 Mezzanine: 187 sq ft / 17.4 sq m  
 Barns: 4759 sq ft / 442.1 sq m  
 Total: 10,000 sq ft / 929.1 sq m

Illustration for identification purposes only. Not to scale.

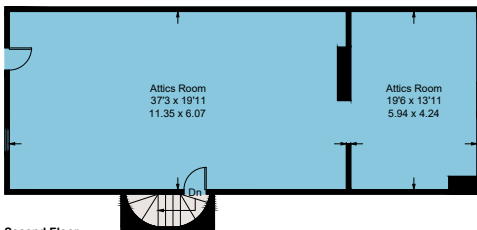
\*As defined by RICS - Code of Measuring Practice.



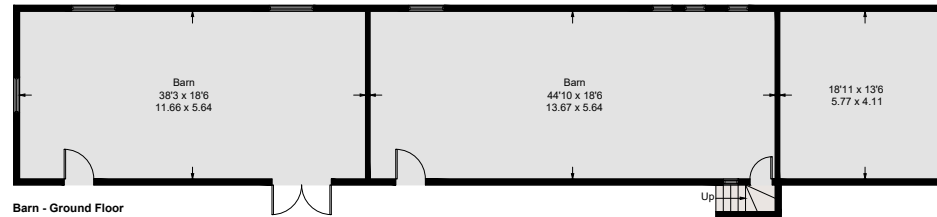
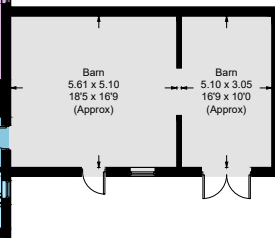
**Ground Floor**  
2393 sq ft / 222.3 sq m



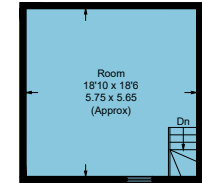
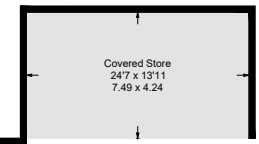
**First Floor**  
1613 sq ft / 149.9 sq m



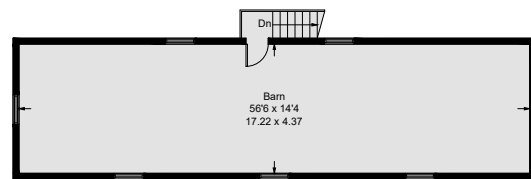
**Second Floor**  
1048 sq ft / 97.4 sq m



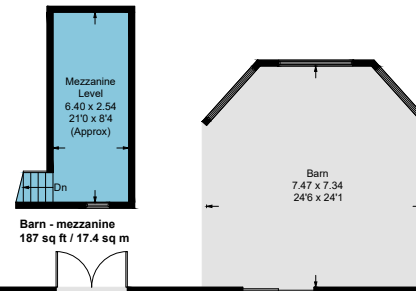
**Barn - Ground Floor**  
1930 sq ft / 179.3 sq m



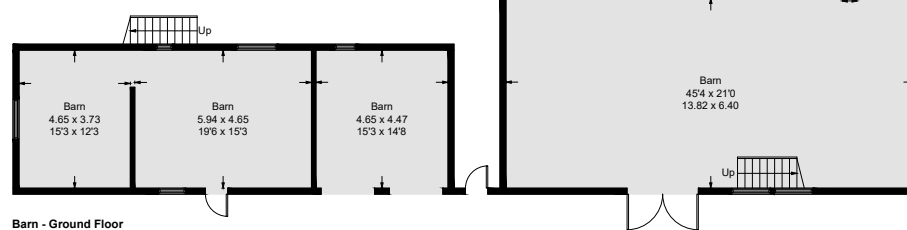
**Barn - First Floor**  
350 sq ft / 32.5 sq m



**Barn - First Floor**  
805 sq ft / 74.8 sq m



**Barn - mezzanine**  
187 sq ft / 17.4 sq m



**Barn - Ground Floor**  
1674 sq ft / 155.5 sq m







### *Gardens and grounds*

Beautiful gardens surround the house with extensive areas of lawn to both the north and side. There is a magical 'hidden' walled garden with extensive herbaceous borders and areas of lawn that also transforms into a grass tennis court. Behind the house is a large South facing terrace which is just the most wonderful place to eat breakfast 'al fresco' and enjoy the peace and charm of the gardens. There are mature trees throughout the gardens and to the front of the house is a small lake which plays host to an array of wildfowl.

### *The barns and outbuildings*

There is an extensive collection of attractive traditional barns that sit alongside and to the rear of the principal house and offer nearly 5,000 square feet of usable space and are ripe for conversion to provide either further accommodation and/or leisure facilities such as party rooms, home offices, spa, gym, cinema room or a host of other uses, subject to the grant of the required planning permission. To the rear of the barns is a yard area for the storage of estate maintenance equipment and includes a range of open fronted single storey implement sheds for tractor and machinery storage.

















### *Location*

The Estate is located on the edge of the Nidderdale Area of Outstanding Natural Beauty which offers an abundance of picturesque bridleways, cycling and walks through stunning countryside which include the treasures of the National Trust owned Fountains Abbey and the Studley Royal World Heritage Site as well as the famous Brimham Rocks.

The pretty village of Galphay has a popular family and dog friendly inn which provides delicious food and a village hall which hosts regular events creating a thriving community spirit. The Cathedral City of Ripon is just over 6 miles away and provides excellent shopping facilities and has first-class school including the outstanding rated Outwood Academy and Ripon Grammar School. The prestigious Grantley Hall and Spa is close by and offers luxury Spa and fine dining experience.

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

The area is well connected to the National Road Network with Junction 49 of the A1 being a short drive away and regular domestic and international flights are available from Leeds Bradford Airport which is situated some 25 miles from the property.

### *The Land*

The land is predominately mature parkland and permanent pasture interspersed with small plantations of native woodland. The Estate is located within the Nidderdale Area of Outstanding Natural Beauty (AONB) and is gently undulating throughout and is farmed and grazed in the traditional way. The rolling topography with fields surrounded by mature native woodland has supported the creation of a very enjoyable family shoot. The land is classified as being majority Grade 3 status with a small amount of Grade 4 towards the southeast corner of the Estate. According to the Soil Survey of England and Wales the land is classified as being mostly of the Dunkeswick Series which is described as slowly permeable with a clayey subsoil and is seasonally waterlogged when not effectively drained. The soil is ideally suited for grassland for livestock production with arable in some places.









### General

**Method of Sale:** The property is offered for sale as a whole by private treaty.

**Tenure and Possession:** The freehold of the Estate is offered for sale.

**Guide Price:** £5,500,000 for the whole.

**Services:** Braithwaite Hall benefits from mains electricity, oil heating and private drainage. Prospective purchasers should however make their own enquiries of the relevant utility providers for the possible provision of services. We understand that the private drainage system has not been checked and therefore it may not comply with the relevant regulations and further enquiries are advised.

**Council Tax and EPC Rating:** The farmhouse is in Council Tax Band H and the annual payment for 2024/25 is £3,395.95. The farmhouse has an EPC rating of F.

**Wayleaves, Easements and Rights of Way:** The land is sold subject to and with the benefit of all rights including, rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. Public footpaths do cross over part of the property and further details are available from the Vendor's Agent.

**Basic Payment:** We understand that the land is registered with the Rural Payments Agency under the Basic Payment Scheme.

**Employment:** There are no TUPE obligations connected with this sale.

**VAT:** Is not chargeable on this property. In the event that the sale of the property or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

**Sporting, Timber and Mineral Rights:** The sporting, timber and mineral rights are included in the sale, in so far as they are owned.

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority as to the current status and future potential of the land and buildings being sold.

**Local Authority:** North Yorkshire Council, Harrogate, HG1 9RW.  
Tel: 0300 131 2131

**Health and Safety:** Given the potential hazards of working farms and farmland we ask you to be as vigilant and careful as possible when making your inspection. Beware of moving vehicles and keep away from machinery. The ground may also be uneven, slippery and possibly potholed where cattle have been grazing or tractors working.

**Postcode:** HG4 3NL

**what3words:** ///showdown.  
without.skimmers

**Directions:** From the centre of Ripon take the B6265 Studley Road and just after 1 mile take the next right turn into Galphay Lane and then continue all the way into Galphay and having passed the Galphay Inn on the left-hand side, the entrance to Braithwaite Hall will be found after a few hundred yards immediately ahead as the road starts to bare round to the left.

**Viewing:** Strictly by confirmed appointment with the Vendor's Agents.





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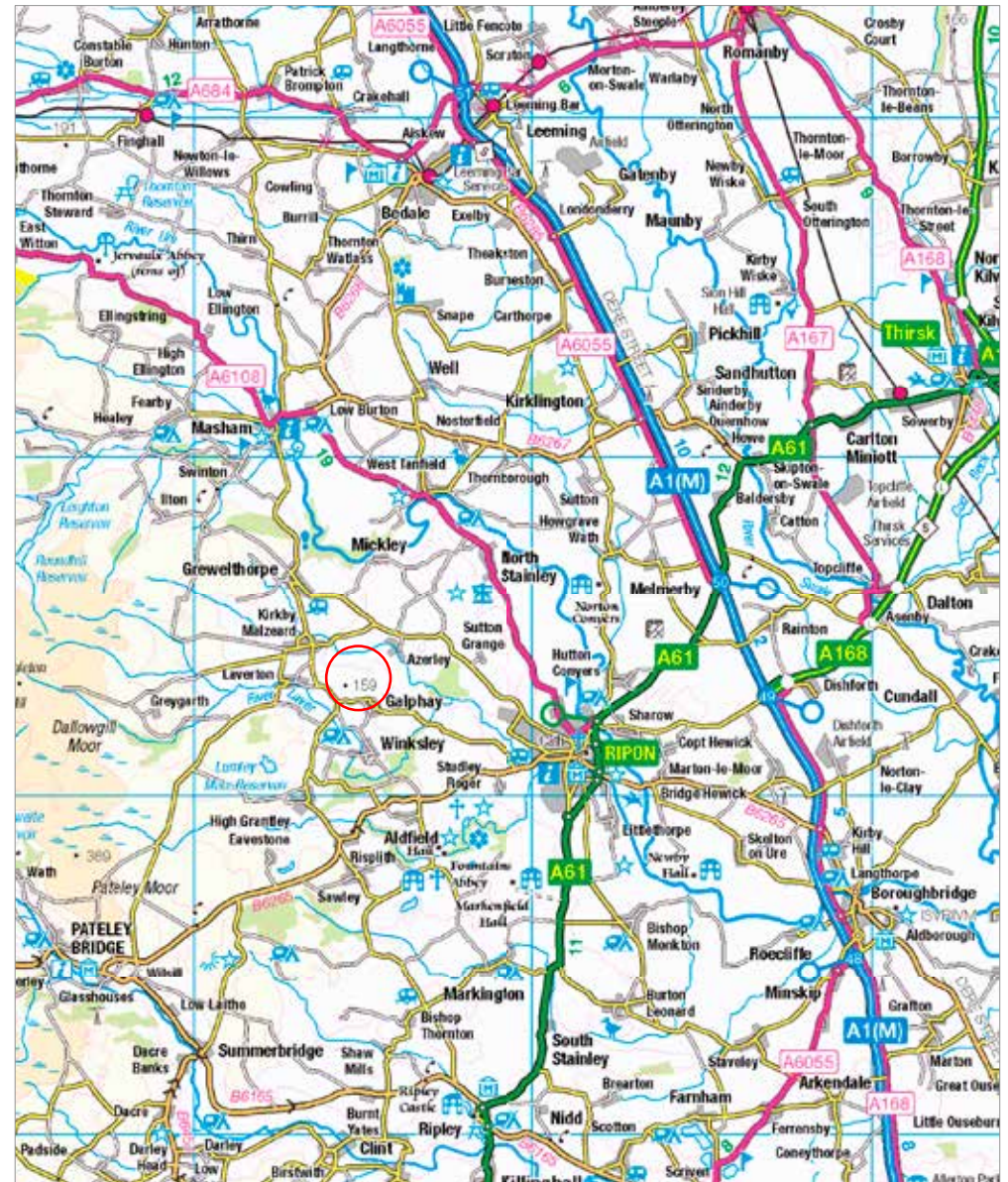
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### Braithwaite Hall, Galphay, Ripon, North Yorkshire, HG4 3NL

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