

Primrose Cottage
Galphay, Ripon



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A charming stone-built cottage offering light-filled accommodation, with an impressive sun room and a generous garden enjoying far-reaching countryside views. Set in the peaceful village of Galphay, close to Ripon

Primrose Cottage is a characterful home with handsome stone elevations and a slate roof. The property offers well-balanced accommodation, completely renovated and reconfigured by the current owner and combining traditional cottage charm with well-presented interiors and generous living spaces.

The ground floor enjoys underfloor heating and opens from a welcoming porch into a spacious reception hall with oak flooring and an oak central staircase. The principal reception space includes a sitting room with a carved wood fireplace, which flows through to the sun room. This impressive space features a large roof lantern, tiled flooring and French doors opening directly onto the terrace, creating an excellent connection with the outside space. The newly installed Ripon Interior kitchen is well appointed, fitted with a range of units, granite work surfaces, an electric Aga and integrated dishwasher, fridge freezer, double oven and induction hob and microwave, together with space for informal dining and a bay window with a built-in seat overlooking the gardens. The ground floor also includes a separate dining room, a snug with an electric fireplace and oak surround, a cloakroom, and a practical utility room and WC accessed via the integral garage. Attached to the sitting room, but with its own external entrance is a useful space, ideal for a quiet office space or storage.

On the first floor, the landing leads to three well-proportioned double bedrooms. The principal bedroom enjoys elevated views over the surrounding countryside and benefits from an en suite bathroom fitted with both a bath and separate shower. Both the second and third bedrooms benefit from en suite shower rooms and built-in wardrobes.



The property is approached to the front via a cobbled driveway providing off-street parking and access to the integral garage, with an electric roller door. To the rear, the gardens are a particular feature, thoughtfully arranged to take advantage of the surrounding rural setting. A substantial paved stone terrace adjoins the house and provides an ideal space for al fresco dining and entertaining. Steps lead to tiered garden levels with stone-walled borders, a water feature and planted with a variety of shrubs and perennials, together with a greenhouse.

Location

Primrose Cottage is situated in the picturesque and highly regarded village of Galphay, set within the Nidderdale Area of Outstanding Natural Beauty. The village enjoys a peaceful rural setting, with a strong sense of community, surrounded by open countryside and offering excellent opportunities for walking, cycling and outdoor pursuits. The nearby cathedral city of Ripon provides a comprehensive range of amenities, including a variety of shops, cafés, restaurants and supermarkets, as well as schooling for all ages. The wider area is well regarded for its selection of schools, including Ripon Grammar School, Queen Mary's School at Baldersby Park and Ashville College in Harrogate.

Communications are well served, with road links via the A61 and A1(M) providing access to Leeds, York and further afield. Mainline rail services are available from Harrogate and Thirsk, offering connections to London and the wider rail network.

Postcode region: HG4

General

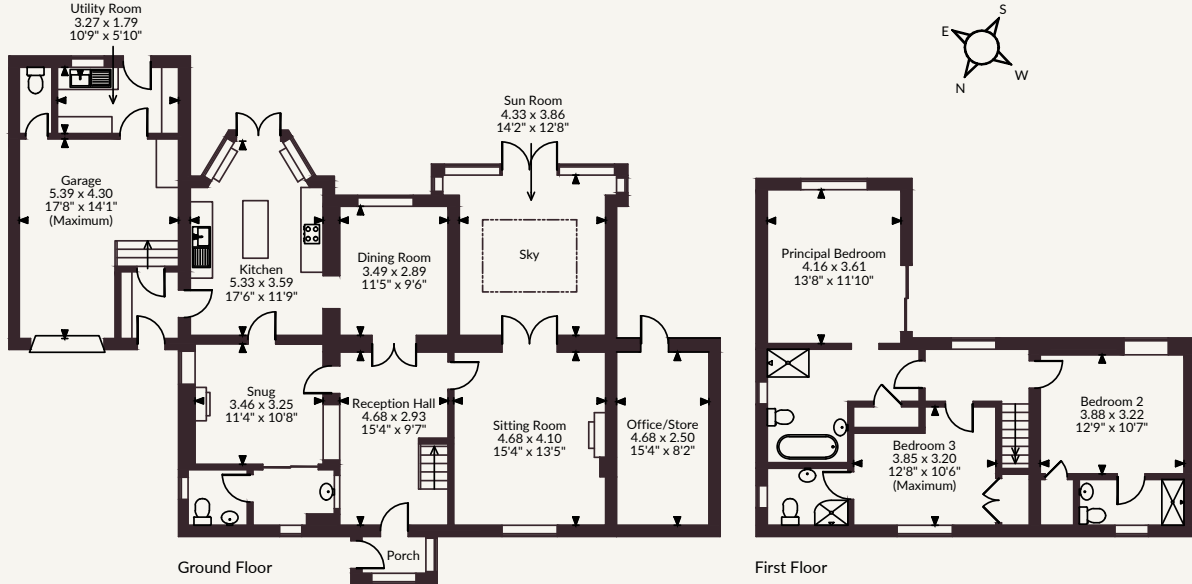
Local authority: North Yorkshire Council
 Services: Mains electricity, water and drainage
 Council Tax: Band F
 EPC rating: E
 Tenure details: Freehold
 Agent note: CGI used in the brochure
 Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>

1,918 sq. ft (178 sq. m)
4 reception rooms
3 bedrooms (all en suite)
Garage/WC/utility
Freehold
Village
Countryside views

Offers over £850,000



Primrose Cottage Galphay, Ripon
 Main House internal area 1,918 sq ft (178 sq m)
 Garage internal area 303 sq ft (28 sq m)
 Office/Store internal area 126 sq ft (12 sq m)
 Total internal area 2,347 sq ft (218 sq m)



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