

Skeafe House  
Galphay, Ripon



Strutt  
& Parker

Land and property. Since 1885.

**A traditional stone-built detached property offering renovation/development potential, with versatile outbuildings, approximately 10 acres of grassland and 15 acres of woodland, set in a highly secluded rural position.**

Skeafe House presents a rare and exciting opportunity to acquire a characterful period property in a truly secluded setting, having been in the current owner's tenure for over 50 years. Surrounded by mature woodland and rolling farmland, this traditional stone-built home with south facing views to the front requires modernisation, offering incoming purchasers the chance to create a bespoke countryside retreat. Displaying charming stone elevations and multi-pane windows, the property is brimming with untapped potential.

The ground-floor accommodation is entered via a practical porch, leading into a tiled hallway and utility area. From here, there is access to the family bathroom and the kitchen, which provides space for essential appliances and enjoys views across the rear of the property. The heart of the home is the characterful living room, centred around an exposed stone fireplace fitted with a wood-burning stove. A substantial dark timber ceiling beam and deep windowsills further enhance the room's traditional rural character. An enclosed staircase rises to the first floor, where there are two well-proportioned double bedrooms. Both rooms enjoy attractive aspects across the surrounding countryside, with elevated views over the property's rural surroundings and an abundance of natural light. Outside, the property is approached via a long private unmade track, ensuring exceptional privacy and a sense of complete seclusion. Extending in total to approximately 25 acres, the land comprises around 10 acres of grassland and 15 acres of woodland predominantly young Oak Beech, Willow and Spruce trees, enhancing the property's sense of seclusion and offering excellent opportunities for equestrian, conservation and recreational pursuits.



Further enhancing the property's appeal is a collection of traditional brick and stone outbuildings, including an attached store, a separate stable and a detached outbuilding. These versatile structures provide useful storage and offer potential for a variety of ancillary uses, subject to any necessary consents.

#### **Location**

Skeafe House enjoys a delightful setting in the picturesque village of Galphay, within the beautiful Nidderdale National Landscape, approximately four miles west of the cathedral city of Ripon. The village offers a strong sense of community and easy access to excellent walking, cycling and outdoor pursuits amidst the surrounding Yorkshire countryside. Everyday amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities, are available in nearby Ripon, while the market towns of Masham and Boroughbridge and the spa town of Harrogate are all within convenient reach.

The area is particularly well regarded for its schooling, with Ripon Grammar School, one of the country's leading state grammar schools, within the catchment area, alongside Ripon's primary and secondary schools. Highly regarded independent schools in the wider area include Queen Mary's School at Baldersby Park, Cundall Manor School, Ashville College and Harrogate Ladies' College.

Communications are excellent, with the A61 providing links to Harrogate and Thirsk, and the A1(M) readily accessible for travel to Leeds, York, Newcastle and beyond. Mainline rail services are available from Thirsk and Harrogate, offering regular connections to London King's Cross and the national rail network.

Postcode region: HG4

#### **General**

Local Authority: North Yorkshire Council  
Services: Mains electricity and water. Private drainage that we believe may not be compliant, further information is being sought  
Council Tax: Band B  
EPC Rating: F  
Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>

#### **Development potential**

**817 sq. ft (76 sq. m)**

**1 reception room**

**2 bedrooms | 1 bathroom**

**Outbuildings and stable**

**25 acres**

**Freehold | Rural**

**Offers over £600,000**



## Skeafe House Galphay, Ripon

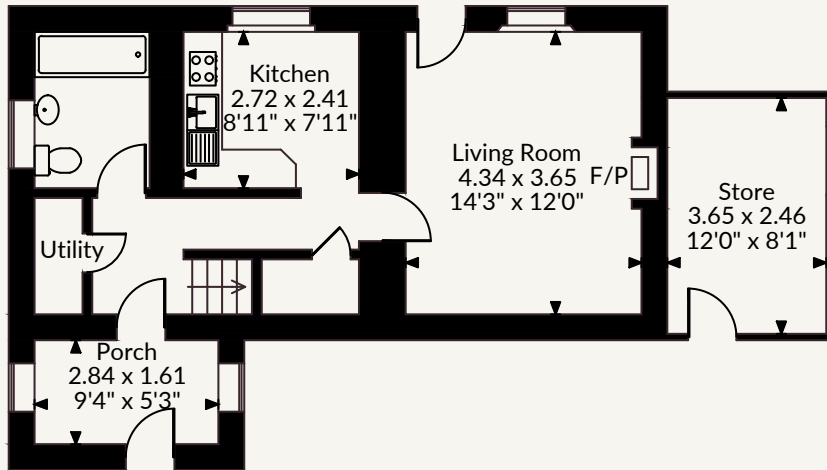
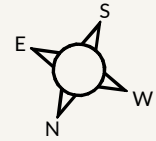
Main House internal area 817 sq ft (76 sq m)

Store internal area 97 sq ft (9 sq m)

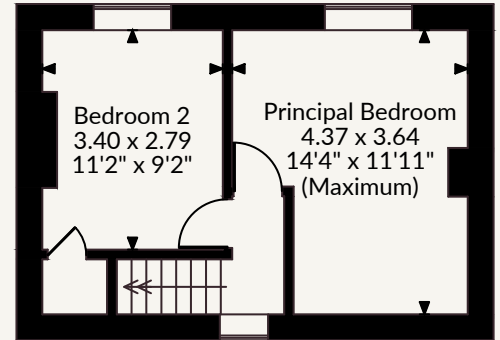
Outbuilding internal area 395 sq ft (37 sq m)

Stables internal area 162 sq ft (15 sq m)

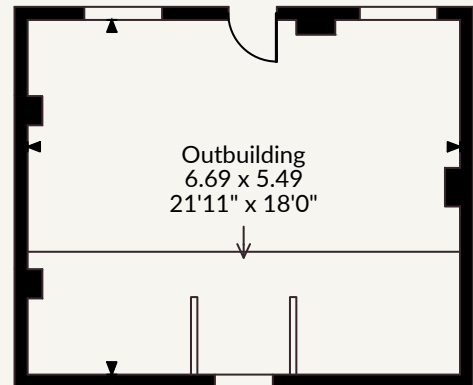
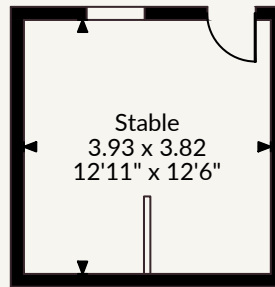
Total internal area 1,471 sq ft (137 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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## Strutt & Parker Harrogate

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