



PROSPECT HOUSE

GALPHAY | RIPON | NORTH YORKSHIRE | HG4 3NJ

Prospect House is an elegant and characterful detached residence that perfectly blends period charm with contemporary comfort. Set in the highly-prized and picturesque village of Galphay, this handsome stone-built village home has been comprehensively yet sympathetically restored by the current owners, creating stylish and light-filled accommodation arranged over three floors.

Every detail of Prospect House reflects its Grade II listed heritage and craftsmanship - from the traditional stone façade and classic sash windows to the thoughtfully landscaped gardens that frame the property in colour and texture.

Inside, generous proportions and refined finishes offer an inviting and versatile living environment ideal for modern family life.

Set within established and well-maintained gardens and grounds - this beautiful home enjoys a peaceful village setting with leafy views and a strong sense of community. All within easy reach of the historic cathedral city of Ripon and the stunning landscapes of the Yorkshire Dales.

Prospect House represents a rare opportunity to acquire an exceptional period home in one of North Yorkshire's most desirable locations.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Open plan dining kitchen
- Sitting room
- Family room
- Playroom/Study
- Utility room/Boot room

FIRST FLOOR

- Landing
- Guest bedroom
- Two further double bedrooms
- House bathroom

SECOND FLOOR

- Landing
- Principal bedroom
- Shower room
- Eaves storage

EXTERIOR

- Ample off-road parking for several vehicles
- Private gated driveway
- Walled front garden
- Principal garden to rear
- Natural stone dining and entertaining terraces
- Play area
- Garden store



GROUND FLOOR

Reception Hall and Sitting Room

The welcoming central hallway immediately sets the tone for Prospect House - light, elegant, and thoughtfully designed. A painted timber front door with glazed panels opens into a bright space finished with stone flooring and soft neutral décor. From here, the hallway provides direct access to both the sitting room and the dining kitchen, creating a natural flow through the heart of the home. Built-in cabinetry above the door offers stylish yet practical storage, while the graceful staircase, framed by a striking arched window, adds a touch of period charm and floods the space with natural light.

Flowing seamlessly from the hallway, the sitting room combines timeless character with a stylish and contemporary feel. A deep stone fireplace with a wood-burning stove forms a striking focal point, complemented by exposed ceiling beams, wide-plank oak flooring, and beautifully detailed joinery.

Open shelving and neatly arranged log storage enhance both the charm and functionality of the space, while window seats overlooking the front garden add warmth and comfort.

Soft, neutral tones and generous proportions create a calm, inviting atmosphere - an elegant room perfect for relaxing or entertaining in understated style.







DINING KITCHEN

At the heart of Prospect House lies an exceptional dining kitchen - a truly stunning space that blends traditional craftsmanship with a sophisticated contemporary aesthetic. Designed and finished to the highest standard, it features handcrafted cabinetry with elegant detailing, Silestone work surfaces, and a range of high-quality integrated appliances. A beautiful Everhot range cooker sits within a bespoke mantel surround, creating a timeless focal point that perfectly complements the home's character. The generous central island provides a sociable hub for family life and entertaining, combining ample storage with stylish practicality.

Flooded with natural light from large sash windows, the kitchen feels bright, airy, and uplifting throughout the day. Soft neutral tones, warm oak ceiling beams, and smooth stone flooring with underfloor heating combine to create a sense of understated luxury. The space feels effortlessly cohesive - both functional and elegant - and offers a calm, inviting atmosphere that reflects the home's overall design ethos.

To one side, the dining area is perfectly positioned to enjoy garden views through the large front-facing window, complete with a charming window seat. This area provides an ideal setting for family meals or relaxed entertaining, with space for a substantial dining table beneath the characterful oak beams and soft, ambient lighting.

Together, the kitchen and dining spaces form a beautifully connected environment that encourages both everyday living and special gatherings - the true heart of this beautiful home.





FAMILY ROOM

The family room is a beautifully proportioned space that combines warmth and character with striking architectural design. A dramatic feature stone wall and high vaulted ceiling with exposed timber trusses create a wonderful sense of height and openness, while the arched window allows soft natural light to filter through, highlighting the texture of the stonework and enhancing the room's atmosphere.

Underfloor heating runs beneath the stone flooring, ensuring comfort, and a stable door opens directly onto the rear garden, blending practicality with charm. Designed as a versatile and inviting space, the family room is perfect for relaxed everyday living a stylish and tranquil space that complementing the flow and contemporary country feel of the home.



PLAYROOM/STUDY

Set to the rear of the property and accessed from the central hallway, this versatile space offers excellent flexibility to suit modern family life. Currently used as a children's playroom, it would work equally well as a study, snug, or creative space.

An external door opens directly onto the terrace and gardens, providing a seamless connection to the outdoors.



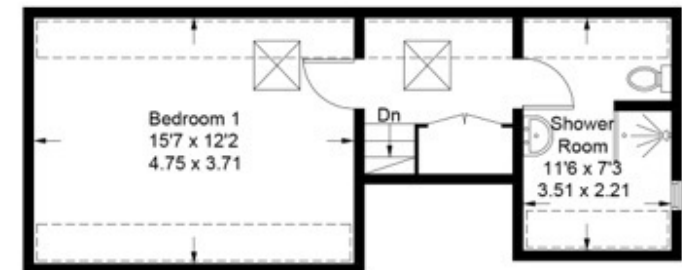
BOOT ROOM/UTILITY ROOM

The boot room and utility space have been beautifully conceived to combine everyday practicality with exceptional design. Bespoke hand-painted cabinetry provides ample storage while maintaining a sense of understated elegance, complemented by terracotta brick flooring adding warmth and natural texture. The Belfast sink with a traditional brass tap sits beneath a charming window, filling the room with soft natural light and creating a peaceful, functional workspace.

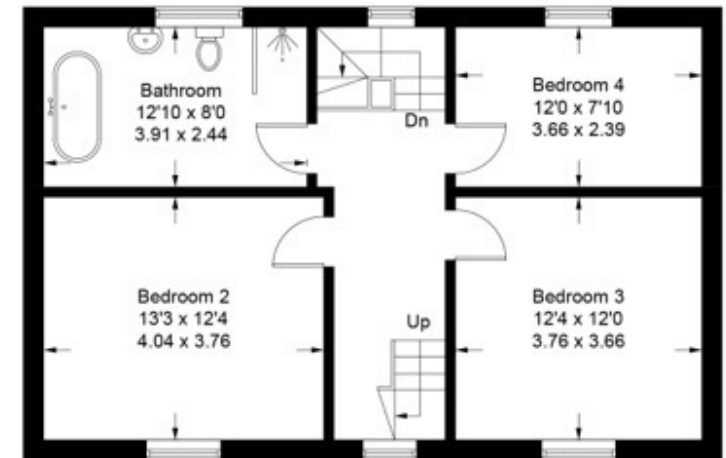
Every detail has been considered, from the built-in coat storage and laundry facilities to the bespoke timber door that opens directly onto the garden and driveway. High ceilings with exposed beams enhance the sense of space and character, while carefully chosen fittings reflect the property's refined country aesthetic.

Prospect House, Galphay, HG4 3NJ

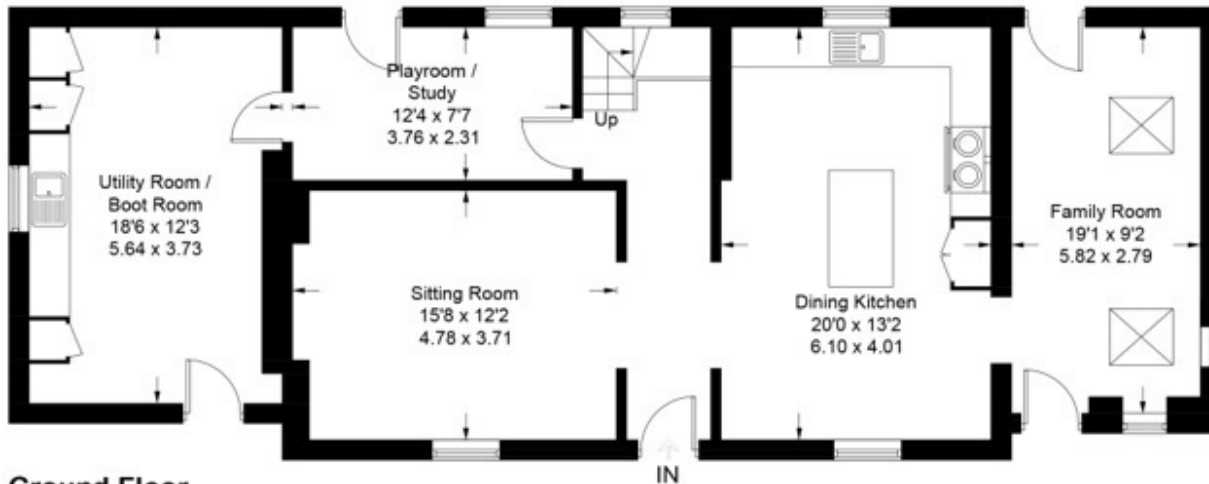
Approximate Gross Internal Area
Ground Floor = 1127 sq ft / 104.7 sq m
First Floor = 650 sq ft / 60.4 sq m
Second Floor = 335 sq ft / 31.1 sq m
Total = 2112 sq ft / 196.2 sq m



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Staircase and Landing

A beautifully crafted staircase rises gracefully from the reception hall, leading to the first-floor bedroom accommodation. The half-landing is a striking feature in itself, framed by a magnificent arched window that floods the space with natural light and offers a lovely outlook across the garden.

The landing continues the home's calm and elegant aesthetic, with soft neutral tones, exposed ceiling beams, and period-style detailing that enhance the sense of character. Light and spacious, it provides a welcoming transition between rooms, with thoughtful design touches that reflect the quality and craftsmanship on display throughout.





FIRST FLOOR BEDROOMS

The first-floor accommodation features three beautifully appointed double bedrooms, each thoughtfully designed to balance comfort, space, and light.

Currently styled as delightful children's bedrooms, these rooms showcase the home's warm and timeless aesthetic, with soft tones, exposed ceiling beams, and period-style radiators adding subtle character. Generous proportions and tall sash windows flood each room with natural light, creating bright and uplifting spaces that feel both calm and inviting.

Every room has been designed with flexibility in mind - perfect for use as guest accommodation, hobby rooms, or tranquil home offices. Deep window reveals in two of the bedrooms have built-in seating providing an ideal spot to read or enjoy garden and village views, while the soothing palette and carefully chosen finishes ensure a cohesive feel.

Each space exudes a quiet elegance, offering an inspiring balance between functionality and comfort - rooms that can evolve beautifully as family needs change over time.





FIRST FLOOR - HOUSE BATHROOM

The beautifully appointed house bathroom combines period charm with contemporary style. Featuring painted floorboards and soft neutral tones, the room has a calm and timeless aesthetic. A freestanding claw-foot bath provides a striking focal point, complemented by a large walk-in shower with classic white tiling and elegant chrome fittings.

White sanitary ware and a heritage-style radiator with integrated heated towel rail add both comfort and authenticity, while subtle design details - including tongue-and-groove panelling and deep window reveals - enhance the sense of craftsmanship and quality. Spacious and light-filled, this is a wonderfully inviting room designed for relaxation and everyday luxury.



SECOND FLOOR – PRINCIPAL SUITE

Occupying the second floor, the principal suite is a beautifully considered retreat that combines timeless character with refined detailing. The bedroom exudes warmth and calm, enhanced by original exposed wooden beams, wool carpet by Hugh Mackay, and a pair of bespoke cast iron radiators. A large roof window floods the space with natural light, highlighting the soft, neutral tones and thoughtful layout. Eaves storage adds practicality, while light switches and plug sockets by Corston Architectural Detail provide a subtle design accent that complements the room's stylish appeal.

A dressing area offers generous built-in storage and leads to the en-suite shower room, finished to an exceptional standard. Here, a large walk-in shower with a rainfall shower head and Burlington fittings sit alongside a Neptune washstand with marble top, Burlington freestanding toilet, and porcelain floor tiles by Floors of Stone. Handmade wall tiles and heritage style cast iron radiator complete the scheme, creating a serene and sophisticated space that blends comfort, craftsmanship, and style.



SPECIFICATION

GROUND FLOOR

RECEPTION HALL

- Dorchester sandstone tiled flooring by Ca Pietra
- Heritage style cast iron radiator
- Hive wifi thermostat
- Light switches and plug sockets by Corston Architectural Detail

SITTING ROOM

- Engineered oak floor
- Original stone fireplace with log burner
- Window seat
- X 2 bespoke cast iron radiators
- Lighting from Jim Lawrence
- Light switches and plug sockets by Corston Architectural Detail

FAMILY ROOM

- Dorchester Sandstone tiles by Ca Pietra
- Underfloor heating
- Exposed brick wall and original beams
- X 2 bespoke wooden doors with access onto garden
- Bespoke timber arched window
- Hardware by From the Anvil
- Jim Lawrence aged brass spotlights
- Light switches and plug sockets by Corston Architectural Detail

PLAYROOM/STUDY

- Engineered oak wood floor
- Bespoke cast iron radiator
- Jim Lawrence Lighting
- Light switches and plug sockets by Corston Architectural

OPEN PLAN DINING KITCHEN

- Dorchester sandstone tiled flooring by Ca Pietra
- Underfloor heating
- Bespoke solid wood hand painted cabinetry by Dixon and Cowton
- Aged brass hardware by Armac Martin
- Perrin and Rowe tap in aged brass
- Perrin and Rowe hot water tap
- Everhot Range Cooker in sage green with induction hob and extractor fan set beneath handcrafted oak mantle
- Integrated wine fridge
- Handmade wall tiles by Marlborough tiles
- Integrated Samsung tall fridge
- Integrated under counter freezer
- Integrated Samsung dishwasher
- Double ceramic Belfast sink
- Under counter double bin unit
- Exposed oak ceiling beams
- Window seat
- Lighting by Jim Lawrence
- Light switches and plug sockets by Corston Architectural Detail

UTILITY ROOM/BOOT ROOM

- Terracotta brick floor tiles by Ca Pietra
- Bespoke hand painted solid wood cabinetry by Dixon and Cowton
- Hardware by From the Anvil
- Built in coat cupboard, stacked washer/dryer, utility cupboard
- Belfast sink with aged brass pull out kitchen tap by Lusso
- Heritage style cast iron radiator
- Bespoke timber arched window
- Bespoke timber door with access onto front garden/driveway
- Light switches and plug sockets by Corston Architectural Detail

FIRST FLOOR

STAIRCASE AND LANDING

- Painted timber staircase and handrail
- Hugh McKay fitted wool carpet
- Heritage style cast iron radiator

FIRST FLOOR BEDROOMS

- Heritage style cast iron radiators
- Fitted wool carpet by Hugh Mackay to bedrooms 1 and 2
- Painted timber window seats to bedrooms 1 and 2
- Sisal carpet by Alternative Flooring to bedroom 3
- Bespoke wooden panelling bedroom 3
- Light switches and plug sockets by Corston Architectural Detail

HOUSE BATHROOM

- Cast iron roll top bath from Cast Iron Bath Company with wall mounted taps
- Sink, toilet and shower by Cast Iron Bath Company
- Painted original wooden floor
- Bespoke timber panelling

SECOND FLOOR

PRINCIPAL BEDROOM

- Original exposed wooden beams
- Fitted wool carpet by Hugh Mackay
- X 2 bespoke cast iron radiators
- Light switches and plug sockets by Corston Architectural Detail
- Eaves storage

DRESSING AREA

- Bespoke built in wardrobe with rail hanging
- Fitted Wool Carpet by Hugh Mackay

PRINCIPAL EN-SUITE SHOWER ROOM

- Neptune washstand with marble top
- Porcelain floor tiles by Floors of Stone
- Burlington shower valve, head and counter-top basin taps
- Burlington free standing toilet
- Hand made wall tiles by Marlborough tiles
- Bespoke cast iron radiator



SETTING

Prospect House enjoys a truly idyllic position within the sought-after village of Galphay, overlooking the smaller of the two picturesque village greens.

Its elevated setting gives the property a wonderful sense of prominence, with views across the leafy green and the gentle curve of the lane beyond. Framed by mature trees and traditional stone boundary walls, the house sits beautifully within its surroundings - a perfect balance of rural charm and understated elegance.

A gated driveway provides secure parking with electric charging point, while additional hardstanding to the opposite side offers further convenience. The gardens are thoughtfully landscaped, creating a private and peaceful outdoor environment that complements the character of the house.

Galphay itself is a quintessential North Yorkshire village, well known for its friendly community and timeless appeal. Centred around its greens, it offers a welcoming atmosphere, a popular village pub, and easy access to nearby Ripon and the surrounding countryside.

Together, Prospect House and its setting embody the essence of village life - peaceful, picturesque, and welcoming.



GARDEN AND GROUNDS

The principal gardens lie to the rear of the property and offer a wonderful private and sheltered retreat, perfectly balancing family life with space for entertaining.

Thoughtfully landscaped, the gardens are currently arranged to provide a safe and playful environment for children, with a raised lawn accessed via stone steps and a neatly defined play area, all enclosed by mature trees and established planting that create a sense of seclusion.

A large stone terrace sits directly off the house, designed for outdoor dining and relaxation. With a built-in barbecue and pizza oven, it's an inviting setting for summer gatherings or quiet evenings spent outdoors.

The garden also includes timber storage, providing practicality without compromising the setting's charm. Beautifully designed yet adaptable, this is a garden that offers both everyday comfort and the perfect backdrop for entertaining.





LOCATION



GALPHAY

Galphay is an exceptionally pretty and unspoilt village, set within beautiful rolling countryside just a few miles west of the historic cathedral city of Ripon. At its heart are two traditional village greens, framed by handsome period homes and mature trees, creating a quintessential North Yorkshire setting. The village is known for its welcoming atmosphere and strong sense of community, with regular events and gatherings that bring residents together throughout the year.

The popular Galphay Inn offers a friendly local meeting place and serves excellent food, while nearby Kirkby Malzeard provides everyday amenities including a village store, café, and primary school. The market towns of Masham and Ripon are both within easy reach, offering a wider selection of shops, restaurants, and schools, together with cultural and leisure facilities.

Surrounded by scenic walks, bridleways, and open countryside, Galphay offers a wonderful balance of rural tranquillity and convenience, with excellent road links to Harrogate, the A1(M), and beyond. It's a village that perfectly captures the charm of country living - peaceful, picturesque, and with a genuine community spirit.

RIPON

Just four miles east of Galphay lies the historic cathedral city of Ripon, one of Yorkshire's most charming and characterful market towns. Centred around its impressive cathedral, cobbled market square, and Georgian architecture, Ripon offers a delightful mix of independent shops, cafés, and restaurants, together with traditional weekly markets and a strong sense of community. The city's cultural and leisure amenities include museums, galleries, and riverside walks, while the nearby Ripon Racecourse and Spa Gardens add to its appeal.

HARROGATE

The elegant spa town of Harrogate lies around 13 miles south of Galphay, offering a vibrant contrast to the tranquillity of village life. Renowned for its tree-lined avenues, beautiful parks, and historic architecture, Harrogate provides an exceptional range of shopping, dining, and cultural experiences.

Its blend of independent boutiques, award-winning restaurants, and classic tearooms - including the famous Bettys Café - make it one of Yorkshire's most desirable destinations.

EDUCATION

Galphay is well placed for access to a wide range of excellent educational opportunities. The village lies within the catchment area for Ripon Grammar School, one of the country's leading state grammar schools, renowned for its academic excellence and historic reputation.

There are several well-regarded primary schools nearby, including those in Kirkby Malzeard and Ripon, while secondary education is available at both Ripon Outwood Academy and Boroughbridge High School.

For those seeking independent education, the area offers an outstanding choice, with schools such as Cundall Manor, Queen Mary's, Harrogate Ladies' College, and Ashville College all within easy reach. Together, they provide families in Galphay with an exceptional range of high-quality options across all ages.

SPORTS, RECREATION & LEISURE

The area surrounding Galphay offers a wealth of opportunities for an active and fulfilling lifestyle. The surrounding countryside is ideal for walking, cycling, and riding, with scenic footpaths and bridleways linking the village to neighbouring villages, open countryside, and the stunning landscapes of the Yorkshire Dales. For those who enjoy outdoor pursuits, the region provides endless possibilities - from country walks and wildlife watching to fishing on the nearby rivers and clay shooting at local estates.

Nearby Ripon and Masham both have a strong sporting community, offering tennis, cricket, football, rugby, and bowls, as well as gyms and fitness studios. Ripon Racecourse hosts a full calendar of race meetings, while golfers will find a choice of excellent courses, including Ripon, Masham, and Harrogate golf clubs.

For more leisurely pursuits, the region is home to beautiful parks and gardens such as Fountains Abbey and Studley Royal, a UNESCO World Heritage Site, and Newby Hall with its riverside walks and adventure gardens. Together, they offer a perfect balance of rural relaxation and active recreation, all within a short distance of home.

TRANSPORT LINKS

ROADS

Despite its peaceful rural setting, Galphay is well connected. The village lies just a few miles west of Ripon, from where there is easy access to the A61, linking directly to Harrogate to the south and Thirsk to the north. The A1(M) is also within easy reach - approximately 20 minutes by car - providing excellent north-south connections to York, Leeds, Newcastle, and beyond.

The nearby market towns of Masham and Harrogate are both within comfortable driving distance, making Galphay ideal for commuting, shopping, and schooling. This strong local road network ensures that residents can enjoy the tranquillity of village life while remaining conveniently connected to the wider region.

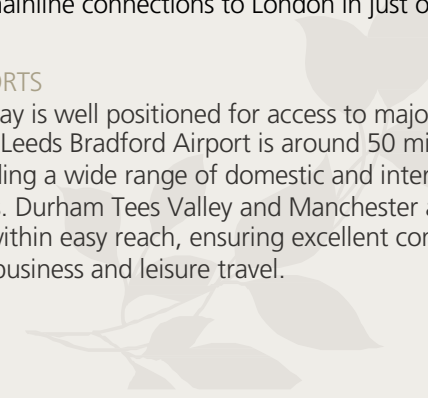
TRAINS

Galphay is conveniently located for access to excellent rail connections. Nearby Harrogate, Thirsk, and York stations all provide regular services to destinations across the region and beyond.

From Harrogate, there are direct trains to Leeds, York, and London King's Cross, offering a seamless link to the capital without the need to change. Thirsk also provides fast mainline connections to London in just over two hours.

AIRPORTS

Galphay is well positioned for access to major air travel hubs. Leeds Bradford Airport is around 50 minutes away, providing a wide range of domestic and international flights. Durham Tees Valley and Manchester airports are also within easy reach, ensuring excellent connectivity for both business and leisure travel.





Buchanan Mitchell
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Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Oil fired central heating. Underfloor heating to parts of the ground floor.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating D: Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Ripon 4 miles, Masham 5 miles, A1(M) 9 miles, Harrogate 13 miles, York 28 miles, Leeds 33 miles (All mileages are approximate)

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