



THE MISTAL

GALPHAY | RIPON | NORTH YORKSHIRE | HG4 3NJ

Situated in the heart of the popular and picturesque village of Galphay, The Mistal is a detached stone-built bungalow standing within a particularly generous plot and offering an exciting opportunity to create a very individual village home.

The existing accommodation currently offers three bedrooms, two bath/shower rooms and well-proportioned living space. Importantly, the size of the plot and existing layout offers considerable potential to extend, remodel and reconfigure, subject to the necessary consents.

The generous gardens are a real feature, with established lawns, paved seating areas, mature trees and planting, together with a more productive area of garden beyond. There is plenty of scope to enhance and develop the grounds further whilst retaining their established character.

An attached garage, workshop and separate store provides an extremely useful space - ideal for storage and hobbies, but equally offering potential for incorporation into the main accommodation, subject to any necessary approvals.

Galphay is an attractive and community-driven village, surrounded by open countryside yet conveniently placed for everyday amenities. The cathedral city of Ripon is only a short drive away, offering an excellent range of shops, restaurants, schools and leisure facilities, centred around its historic market square and magnificent cathedral.

With its generous plot, established gardens, excellent ancillary space and considerable potential to extend and enhance, The Mistal offers the opportunity to create a wonderful home in the heart of this lovely village.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Breakfast kitchen
- Principal bedroom
- Two further double bedrooms
- Bathroom
- Shower room

EXTERIOR

- Off-road parking for several vehicles
- Integral garage with stores and workshop
- Extensive private gardens
- Vegetable plots
- Natural Stone flagged dining terrace
- Greenhouse





GROUND FLOOR

Reception Hall and Sitting Room

The property opens into a generous and welcoming reception hall, providing an attractive introduction to the accommodation and forming a central link between the principal rooms. More than simply a hallway, there is plenty of space for occasional furniture, with extensive fitted bookshelves adding character and useful built-in cupboards providing valuable storage. At the far end, a glazed door opens directly onto the garden terrace, drawing in natural light and creating a lovely connection between the house and gardens.

The spacious sitting room is a particularly appealing reception space, with excellent proportions and an abundance of natural light. A wide bay window takes full advantage of the outlook across the established gardens, complemented by an additional side window which gives the room a bright, dual-aspect feel.

A stone fireplace with open fire provides a natural focal point, while the generous dimensions allow ample room for several seating areas and larger pieces of furniture without compromising the sense of space. The combination of the garden outlook, broad bay window and open fire creates a comfortable room that works equally well for everyday living and entertaining.





BREAKFAST KITCHEN AND DINING ROOM

The well-appointed breakfast kitchen is fitted with an extensive range of painted cabinetry complemented by dark granite work surfaces, providing excellent storage and preparation space.

At its heart is a central island with breakfast bar seating, creating an informal place for everyday dining and adding useful additional storage. A freestanding electric Everhot range cooker forms an attractive focal point, with integrated appliances and inset lighting completing the practical arrangement. A broad window brings plenty of natural light into the room, while an attractive wide archway connects directly with the adjoining dining room, giving the two spaces a pleasing sense of flow.

From the kitchen, a rear entrance hall provides convenient everyday access to the parking area, garage and adjoining workshop/store, adding to the practicality of the layout.

The separate dining room is generously proportioned, with ample space for a substantial dining table and additional freestanding furniture. A wide window provides good natural light and an outlook towards the courtyard.

The open connection with the kitchen works particularly well, allowing the rooms to remain distinct while creating a sociable arrangement for family meals and entertaining. Together, the kitchen and dining room form a versatile and practical heart to the home.





PRINCIPAL BEDROOM

The principal bedroom is a generous and particularly bright double room, enjoying a lovely outlook across the established gardens through a large window which brings in plenty of natural light and greenery.

There is ample space for a king size bed and additional bedroom furniture, while an extensive range of full-height fitted wardrobes with mirrored sliding doors provides excellent storage without compromising the proportions of the room. Well presented and comfortable, it is a peaceful bedroom with the garden outlook forming a particularly attractive feature.



ADDITIONAL BEDROOMS

There are two further well-proportioned double bedrooms, both offering good flexibility and pleasant outlooks.

Bedroom two is a generous double room with plenty of space for a full range of bedroom furniture. A substantial bank of full-height mirrored fitted wardrobes provides excellent storage, while the window brings in plenty of natural light.

The third bedroom is another versatile double, currently arranged as a home office and occasional sitting room. Its proportions allow it to comfortably accommodate a double bed together with additional furniture, while the large window enjoys a particularly pleasant aspect over the gardens. Equally well suited as a permanent bedroom, guest room or home office, it adds useful flexibility to the overall accommodation.



HOUSE BATHROOM AND SHOWER ROOM

The house bathroom is a well-proportioned room, fitted with a white suite comprising a panelled bath, pedestal wash hand basin and WC. Part-tiled walls provide a practical finish, while a window allows plenty of natural light into the room. A useful range of built-in cupboards provides excellent storage for towels, linen and bathroom essentials, with the bottom cupboard incorporating a wired-in, low-wattage tubular heater which, when switched on, creates a useful airing cupboard.

Complementing the main bathroom is a separate shower room, providing particularly useful additional facilities for a three-bedroom home. This is fitted with a generous enclosed shower, wash hand basin and WC, with part-tiled walls and a window providing further natural light and ventilation. The combination of a full bathroom and separate shower room works particularly well for everyday family life, while also providing added convenience when accommodating guests.



The Mistal, Galphay, Ripon, HG4 3NJ

Approximate Gross Internal Area = 1167 sq ft / 108.4 sq m

Garage / Workshop / Store = 437 sq ft / 40.6 sq m

Total = 1604 sq ft / 149.0 sq m

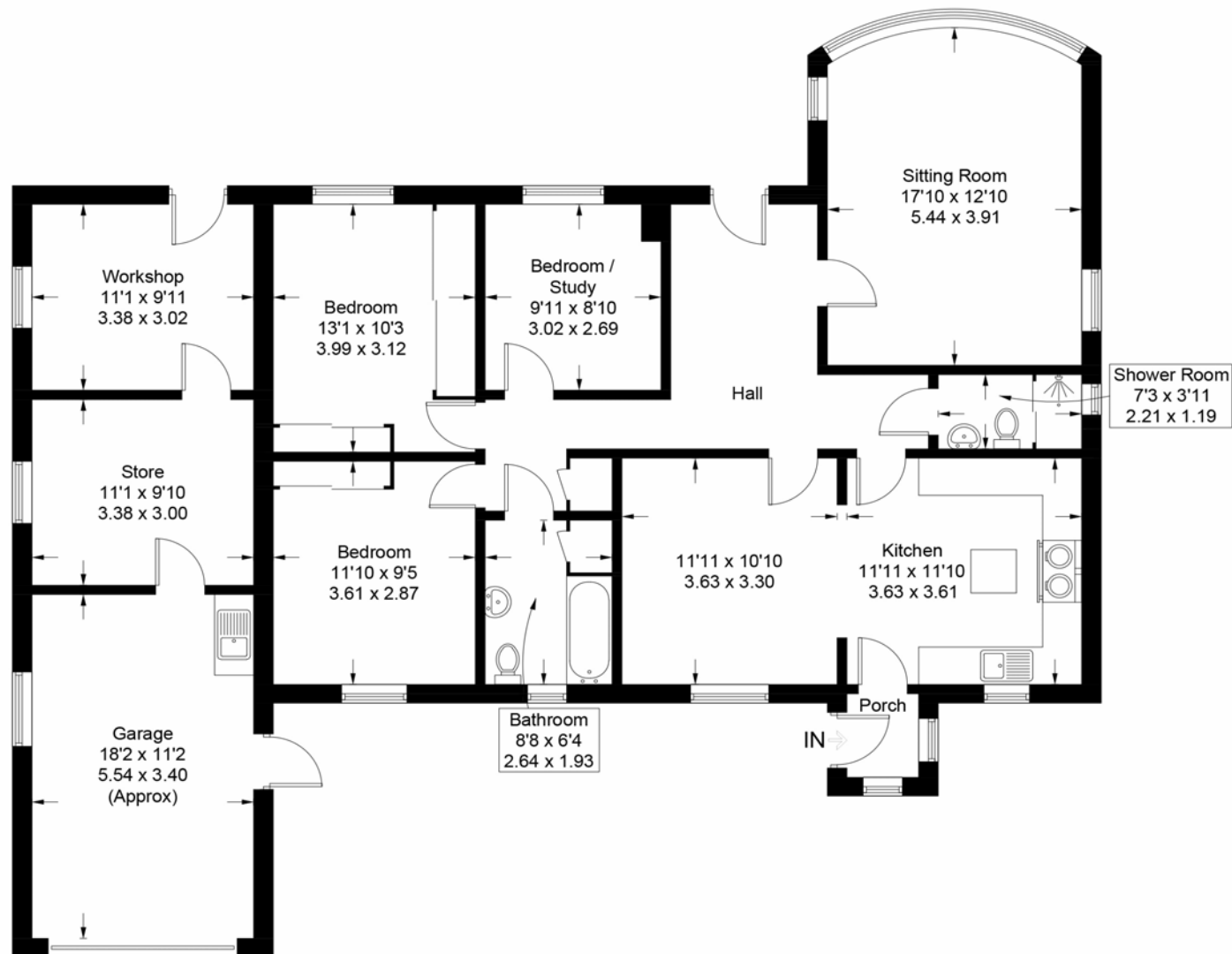


Illustration for identification purposes only, measurements are approximate, not to scale.



Setting, Gardens & Grounds

The Mistal stands within a particularly generous and well-established plot in the heart of Galphay, with mature gardens surrounding the property and providing an attractive outlook from many of the principal rooms.

The house is set comfortably within its grounds, with private parking and access to the attached garage, workshop and store.

The gardens are a real feature of the property, having evolved over many years to create a varied and interesting outside space. Areas of lawn are complemented by mature trees, shrubs and established planting, while paved terraces adjoining the house provide plenty of opportunity for outside seating and dining. The maturity of the gardens gives a pleasing sense of privacy and enclosure.

Towards the bottom of the garden is a more informal and productive area, with vegetable plots and a greenhouse. Whilst these areas would benefit from some attention, they offer plenty of scope for a keen gardener to reinstate and develop them, whether for growing fruit and vegetables or simply as a further area of garden.

Galphay is a small, community-focused village, surrounded by attractive open countryside and offering the appeal of rural village life whilst remaining within easy reach of the cathedral city of Ripon. The combination of the generous plot, established gardens, useful garaging and workshop space and the potential offered by the property itself makes The Mistal an interesting opportunity within the village.





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, butchers, doctors surgery 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, Grantley 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, Duchy College and Ashville College, Harrogate, 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.



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.

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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