PROSPECT HOUSE

Galphay, Ripon

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Double-fronted Georgian village house in an attractive village with a pub, some ten minutes' drive from Ripon

Ripon 4 miles • A1(M) 9 miles • Harrogate 13 miles • York 30 miles

Entrance and staircase hall • 2 reception rooms • boot room/playroom • kitchen/dining room • utility/laundry room

4 bedrooms • 2 bathrooms

Walled front garden • landscaped rear garden • garden shed

Gated driveway parking for 2 cars • additional parking space

For Sale Freehold

Blenkin & Co

ESTABLISHED 1992

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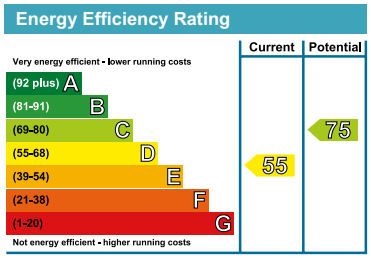
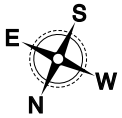
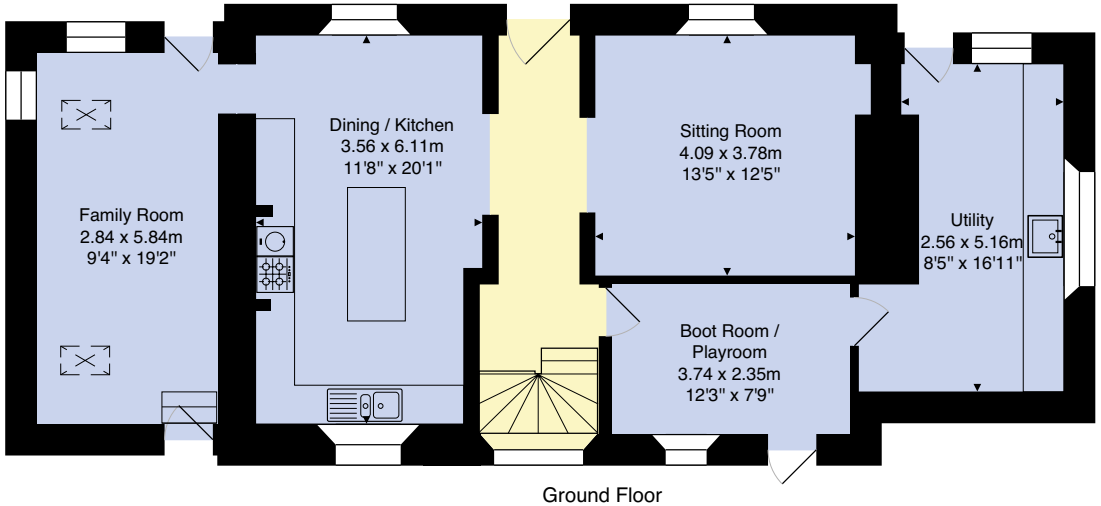
Approximate Gross Internal Floor Area

2084 SQ FT / 193.7 SQ M

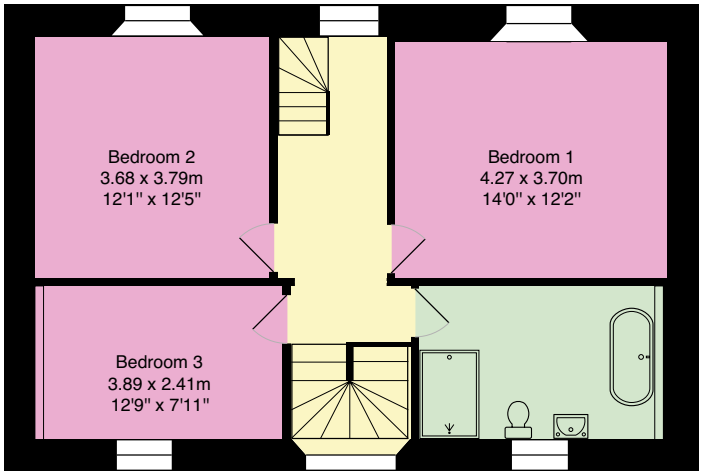
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



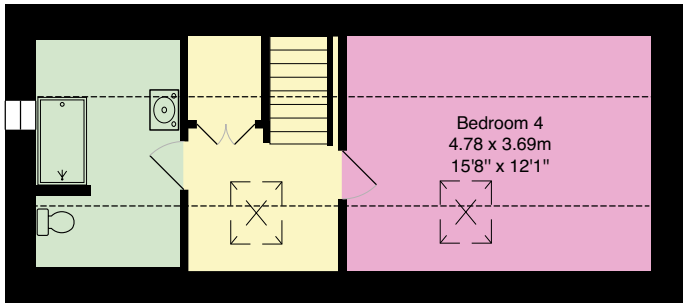




Ground Floor
Area: 95.7 m² ... 1030 ft²



First Floor
Area: 62.5 m² ... 673 ft²



Second Floor
Area: 35.5 m² ... 382 ft²

City Country Coast

This most appealing village house dates from the late eighteenth century, is Grade II listed and detached. Carefully restored and updated in recent years, Prospect House retains the character and proportions of the original property while introducing the comfort and practicality expected of a high-end contemporary home. Its rooms are generous without feeling formal, and large sash windows bring changing light deep into the house throughout the day.

The house comes with gated parking area and established gardens to front and rear. It occupies an elevated position overlooking the lower village green in the heart of this most attractive village, conveniently close Ripon.

- Detached Grade II village house
- Versatile accommodation of 2084 sq ft over 3 floors
- Front and rear landscaped gardens
- Private parking for 3 cars
- Village with a country pub/ restaurant
- Close to the cathedral city of Ripon and Ripon Grammar School
- Within the Nidderdale National Landscape

Prospect House is a handsome house constructed of limestone with quoins beneath a stone-tiled roof with gable-end chimneys. Set on a north-west to south-east axis, the house receives abundant natural light through its tall arched and multi-pane sash windows.

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Services & Systems: All mains services. Oil-fired central heating. Combi boiler.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:
North Yorkshire Council
www.northyorks.gov.uk
Conservation Area

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Original details include exposed beams and lintels, fireplaces and broad timber floors and deep sills now providing useful window seats - all complemented by carefully chosen modern fittings and finishes. Underfloor heating in the kitchen/ dining room and family room is complemented elsewhere by cast-iron column radiators.

Either side of the central hall are well-proportioned living areas accessed through wide architraved openings, creating a sense of openness while retaining definition between the individual spaces. At the far end of the hall is a versatile area, currently used as a reading nook, with planning permission in place to create a WC.

The sitting room has a deep window seat with views across the village green and, as its focal point, a wood-burning stove set within an impressive stone hearth. An alcove with a simple shelf sits to one side, while an historic ceiling beam and exposed timber lintel add further character. Wide-plank oak flooring completes the room.

The kitchen/dining room is a generous and sociable living space, with underfloor heating beneath the limestone-tiled floor and a dining area that makes the most of the south-facing window seat. The kitchen is fitted with quartz worktops, a breakfast island, integrated Siemens appliances, a pantry cupboard, electric Everhot range cooker and a twin Butler sink with an outlook across the garden. It is complemented by a utility room with matching kitchen units and quartz worktops, a laundry cupboard with stacked shelving, together with an ironing and cloaks cupboard. A remote-controlled blind is fitted to the large window above the Butler sink and there is an external door.

The underfloor heating continues from the kitchen/dining room into the vaulted family/TV room with a high vaulted ceiling, exposed stone wall and elliptical-arched window echoing its origins as a lean-to cart shed. The room is triple aspect with two skylights and a part-glazed external door connecting to the garden terrace.

A wide staircase with shallow treads arrived at a light-filled landing illuminated by windows on two sides. Two beautifully proportioned double bedrooms and a third bedroom with a fine rear outlook are accompanied by a large four-piece house bathroom incorporating a bath and basin from the Cast Iron Bath Company and a walk-in rainfall shower.

The staircase continues to the second floor and principal bedroom suite. This appealing vaulted bedroom is accompanied by a generous shower room with Neptune and Burlington fittings, and a landing providing a useful study area and a deep wardrobe with dedicated suitcase storage.

Outside

The house is set back behind a charming front garden enclosed by a curved stone wall. A garden gate opens onto a path edged with lavender and leads towards the front door, with a mature crab apple tree occupying one corner. There is parking for one car along the south-western boundary, while timber gates to the other side open onto a gravelled drive providing space for two further cars.

At the rear, the enclosed garden has lane access via a side garden gate. Broad paved and gravelled terraces adjoin the house, with a pizza oven providing a natural focal point for outdoor entertaining. A central flight of steps rises to a generous area of lawn, enclosed by fencing with colourful climbers and high mature hedging. Established planting includes viburnum, fuchsia, choisya, magnolia and wisteria, together with mixed evergreen hedging.

Environs

This attractive village has retained much of its historic character, with numerous listed properties and two village greens. Together they form the natural focus of the village, along with The Galphay Inn. Prospect House overlooks the smaller of the two greens.

Bus services run from the village to Ripon, Masham, Richmond and York. There are primary schools in neighbouring Kirkby Malzeard and Grantley, while a dedicated school bus runs directly to Ripon Grammar School.

The village lies within the Nidderdale National Landscape, with public footpaths leading into the surrounding countryside, and is situated on the eastern edge of the Yorkshire Dales National Park.

The cathedral city of Ripon is approximately ten minutes' drive away and provides a comprehensive range of day-to-day amenities, including an M&S food store on the ring road.

Directions

Prospect House is situated in the heart of the village, on a corner plot at the upper end and facing the smaller of the two village greens.
What3words: ///fuel.primed.brew

Viewing

Strictly by appointment.

Blenkin & Co
ESTABLISHED 1992

The Yorkshires. Residential Real Estate Award Winner 2024

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