



NORTH VIEW

MAIN STREET | KIRKBY MALZEARD | RIPON | NORTH YORKSHIRE | HG4 3RS

North View is a beautifully restored and immaculately presented period village house, occupying a prominent position on Main Street in the heart of the picturesque and highly sought-after village of Kirkby Malzeard. The property also lies within the catchment area for the highly regarded Ripon Grammar School, further enhancing its appeal for families.

Built in attractive mellow stone beneath a traditional stone tiled roof, the property combines handsome period character with stylish, high quality contemporary finishes throughout.

The accommodation is spacious and versatile, extending to over 2,100 sq ft and arranged over three floors. The ground floor provides an excellent balance of formal and informal living space, including a sitting room, family room, study and an impressive open-plan dining kitchen, together with practical utility and cloakroom facilities.

The first floor offers three generous bedrooms served by a beautifully appointed house bathroom, whilst the second floor is dedicated to a superb principal suite comprising a spacious double bedroom, dressing room and en-suite shower room, creating an excellent private retreat.

Externally, North View is equally appealing, with an attractive lawned garden to the front enclosed by traditional cast iron railings and stone walling, together with generous rear gardens which are particularly rare for a property in such a central village setting. The rear garden provides a wonderful space for outdoor dining, entertaining and family use.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Family room
- Open plan living kitchen
- Study
- Boot room/utility room
- Cloakroom

LOWER GROUND FLOOR

- Cellar

FIRST FLOOR

- Light and spacious landing
- Guest bedroom
- Two further double bedrooms
- House bathroom

SECOND FLOOR

- Principal bedroom
- Dressing room
- En-suite shower room

EXTERIOR

- Ample off-road parking
- Front garden
- Principal gardens to the rear
- Dining terrace
- Garden store

The reception hall creates an excellent first impression, being both spacious and beautifully presented with a light, elegant feel throughout. A combination of traditional stone flagged flooring, decorative wall panelling and high ceilings enhances the sense of character, whilst the neutral décor and abundance of natural light give the space a bright and welcoming atmosphere.

The staircase rises gracefully to the upper floors with painted balustrading and a natural timber handrail, complemented by a striking arched window to the half landing which draws additional light into the centre of the house. Deep skirting boards, moulded detailing and feature corbels further reflect the care and attention that has gone into the restoration of the property.

The reception hall also provides an excellent sense of flow to the ground floor accommodation, linking through to the principal reception rooms and the open-plan dining kitchen beyond.

Situated off the reception hall, the study provides a versatile and well-proportioned room ideally suited to home working. The space enjoys a peaceful atmosphere, enhanced by soft muted tones, fitted carpeting and a sash-style window which allows good natural light whilst overlooking the rear aspect.

Character features include exposed timber detailing and recessed alcoves, adding charm and individuality to the room. The study comfortably accommodates office furniture and storage, whilst also offering flexibility for a variety of alternative uses including a playroom, hobby room or snug if required.



The sitting room is a beautifully presented reception room with a warm and inviting atmosphere. Decorated in rich deep blue tones, it features elegant timber flooring, decorative ceiling rose and a large front-facing sash-style window which allows plenty of natural light. The room centres around a stone fireplace fitted with a multi-fuel stove, creating a cosy focal point, while the recessed arched alcoves with built-in shelving add both character and practical display space.



The family room provides a further comfortable and versatile reception space, with a softer, more neutral finish and a particularly attractive exposed stone feature wall. Timber flooring continues through the room, while the front-facing sash-style window brings in good natural light. A stone fireplace with multi-fuel stove forms the focal point, creating a relaxed space ideal for everyday family use, a snug or informal sitting room.





The open-plan living kitchen is undoubtedly the heart of the house - an exceptional contemporary space which has been thoughtfully designed for modern family living and entertaining. Combining high vaulted ceilings, exposed timber beams, large rooflights and extensive glazing creates a wonderfully light and airy atmosphere with a superb connection to the gardens beyond.

The kitchen itself is beautifully appointed with an extensive range of bespoke shaker-style cabinetry, with in frame units, complemented by quartz work surfaces and a substantial central island incorporating additional storage, seating and a wine cooler. A Bertazzoni range cooker set within a traditional mantel-style surround forms an impressive focal point, whilst integrated appliances and excellent preparation space enhance both practicality and style. Stone flagged flooring runs throughout the space, adding warmth and continuity, with underfloor heating providing additional comfort throughout the room.

To the rear of the room, the dining and living area enjoys full-height sliding glazed doors opening directly onto the terrace and gardens, creating an excellent indoor-outdoor flow during the warmer months. A contemporary wood-burning stove further enhances the atmosphere, whilst the generous proportions comfortably accommodate both dining and relaxed seating areas. Altogether, the space provides a superb everyday living environment equally suited to entertaining on both a small and larger scale.



The boot room/utility room adjoins the kitchen and is both highly practical and beautifully finished, thoughtfully designed to complement the quality and style found throughout the house. Fitted with bespoke cabinetry, extensive built-in storage and useful bench seating with coat hooks above, the room provides excellent everyday functionality for family living.

Stone flagged flooring continues through the space, whilst vaulted ceilings with exposed timber beams and rooflights create a bright and airy feel. A Belfast sink with quartz work surfaces, appliance space and additional storage further enhance the practicality of the room, making it ideal for laundry, outdoor wear and pets. Underfloor heating provides additional comfort, while a door gives direct access outside, creating an excellent secondary entrance particularly suited to country living and garden use.

Positioned off the hall is a beautifully appointed cloakroom, fitted with a traditional style suite comprising WC and wash basin with decorative tiled splashback. A deep recessed window overlooking the gardens brings natural light into the room and adds further character.



KEY FEATURES



GENERAL

- New windows and doors throughout
- Fully rewired and replumbed
- Abundance of original features

INTERIOR

GROUND FLOOR

RECEPTION HALL

- Neutral décor throughout
- Tumbled Umbrian/Jaipur Limestone floor
- Wall panelling
- Original period archway detail
- White carpeted staircase from Hudspeth Flooring with white-painted spindles and natural oak handrail
- Keswick Cast-iron effect two column radiator (lower floor)

SITTING ROOM

- Excellent natural light from large south facing windows
- Clock wood burner set in exposed original stone fireplace
- Stone windowsill
- Matching stone hearth
- Twin recessed arches with bespoke shelving
- Ceiling rose
- Solid oak flooring (the 'Brimham' from Luxury Flooring)
- Bespoke oak door by Woodhead Joinery
- Keswick cast-iron effect three column radiator

FAMILY ROOM

- Excellent natural light from large south facing windows
- Solid oak flooring (the 'Brimham' from Luxury Flooring)
- Cast iron multi-fuel stove by E-Cosy - set in original stone fireplace
- Stone windowsill with window seat cushion
- Ceiling rose
- Exposed sandstone wall
- Twin recessed arches

STUDY

- Oak Beam
- Stone windowsill
- Bespoke oak door by Woodhead Joinery
- Keswick cast-iron effect three column radiator
- Twin recessed arches
- Keswick cast-iron effect three column radiator
- Bespoke oak door by Woodhead Joinery
- Cream carpet from Hudspeth Flooring

OPEN PLAN LIVING KITCHEN

- Excellent natural light from large south facing windows
- Exposed oak trusses
- Calacatta Gold quartz worktops
- Kitchen Island with waterfall edge profile
- Stone windowsill with window seat cushion
- Under cupboard lighting
- Underfloor heating
- Tumbled Umbrian/Jaipur Limestone floor
- Large mantle
- Bertazzoni Professional range (Rosso Red) 120cm dual oven electric induction with griddle
- Antique mirror splashback above range
- Canopy extractor fan with remote control
- Wine fridge
- Fohen boiling water tap
- LG Instaview Fridge/Freezer
- E-Cosy red wood burning stove with exposed flue
- Double Belfast sink
- Digital screen display for front and rear doorbell cameras

BOOT ROOM/UTILITY ROOM

- Bespoke oak shelves and panelling
- Underfloor heating
- Tumbled Umbrian/Jaipur Limestone floor
- Integrated freezer
- Belfast sink
- Stone windowsill
- Calacatta Gold quartz worktops
- Bespoke oak door by Woodhead Joinery
- Velux roof light

CLOAKROOM

- Tumbled Umbrian / Jaipur Limestone floor
- Underfloor heating
- High level traditional WC
- Stone windowsill
- Fired Earth splashback tiles
- Bespoke oak door by Woodhead Joinery

LOWER GROUND

- Potential to convert into cinema/wine cellar /games room

FIRST FLOOR

BEDROOM ONE

- Generously proportioned
- Bespoke oak door by Woodhead Joinery
- Ceiling Rose
- Stone windowsill with window seat cushion
- Keswick cast-iron effect three column radiator
- Panelled wall

BEDROOM TWO

- Generously proportioned
- Bespoke oak door by Woodhead Joinery
- Ceiling rose
- Stone windowsill with window seat cushion
- Keswick cast-iron effect three column radiator

BEDROOM THREE (GUEST)

- Generously proportioned
- Bespoke oak door by Woodhead Joinery
- Exposed sandstone wall
- Window with open views onto the rear garden / field
- Stone windowsill
- Oak beam
- Keswick cast-iron effect three column radiator

BATHROOM

- Generously proportioned
- Sensor lighting
- Recessed stone window seating area

- Oak Beam
- Bespoke Oak Door by Woodhead Joinery
- Heated Towel Rail
- 'Warm Up' underfloor heating with digital display and smartphone connectivity
- Calacatta gold marble-effect wall tiles
- Carrera gold marble effect floor tiles
- Illuminated bathroom mirror
- Chatsworth rainfall shower
- Bespoke vanity unit with Calacatta gold quartz worktop

SECOND FLOOR

PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM

- Beautifully proportioned room
- Tranquill and restful space
- Six Veluxe roof lights
- Accommodates a King-sized bed
- Stylish Ensuite with Rainfall Shower (Chatsworth traditional with exposed Thermostatic shower)
- Sensor lighting in ensuite
- Two Keswick Cast-iron effect three column radiators
- 'Warm Up' underfloor heating in ensuite with digital display and smartphone connectivity
- Eaves storage
- Bespoke fitted wardrobe and drawers by 'Bowers Bespoke'
- Stone Windowsill
- Marble topped double vanity unit from Old London
- Wall panelling in ensuite
- Chatsworth rainfall shower
- Bespoke vanity unit with Calacatta gold quartz worktop

EXTERNAL

- Private Drive to rear
- Electric sliding gates with Robus Motor
- Two separate EV charging points
- Garden Store from Sam Turners
- New stone terraces and original cobble paths

FIRST FLOOR

The first-floor landing is bright and spacious, continuing the elegant presentation seen throughout the house. A striking arched window positioned above the stairwell draws excellent natural light into the space whilst providing attractive views over the rear gardens.

The staircase features painted balustrades with natural timber handrails and fitted carpeting, creating a soft and refined finish, complemented by decorative wall panelling and neutral décor. The landing provides access to the bedroom accommodation and house bathroom, whilst also creating an attractive sense of space and flow between the floors.



The first-floor guest bedroom is a charming and comfortable double room, beautifully presented in soft neutral tones which enhance the light and airy feel. A sash-style window overlooks the rear aspect and allows excellent natural light into the room, whilst a deep stone sill and exposed timber beam add character and warmth.

A particularly attractive feature is the exposed stone walling, providing texture and a strong sense of the property's period origins, complemented by heritage style radiators and timber-effect flooring.

The bedroom offers ample space for bedroom furniture and provides an inviting guest or family bedroom.



Two additional bedrooms are both spacious and bright, currently utilised as children's bedrooms whilst offering excellent flexibility for a variety of uses including guest accommodation, dressing rooms or additional home working space.

The first is beautifully presented with attractive panelling, high ceilings and a large sash window, with window seat overlooking the village, creating a charming and welcoming atmosphere with ample space for a range of bedroom furniture.

The second bedroom is finished in a calm neutral palette and also benefits from a large window with window seat, drawing in plenty of natural light.

Generous proportions allow space for freestanding furniture, creating another comfortable and versatile bedroom.



The house bathroom is beautifully appointed and finished to a superb standard, combining contemporary fittings with attractive character features including a striking exposed timber beam and high ceiling.

Fitted with stylish marble-effect tiling, the bathroom comprises a panelled bath with rainfall shower over and glazed screen, vanity unit with inset wash basin, and WC. A deep recessed window with fitted seat draws in natural light whilst enjoying pleasant outlooks over the surrounding countryside, enhancing the bright and tranquil atmosphere.

The generous proportions create a luxurious family bathroom, thoughtfully designed to complement the quality and style found throughout the house.





Occupying the second floor, the principal suite provides a superb private retreat, thoughtfully designed to maximise both space and natural light. The generous bedroom enjoys a bright and airy atmosphere, enhanced by vaulted ceilings, large rooflights and a calm neutral palette. Extensive eaves storage is seamlessly incorporated throughout the room, while the spacious proportions comfortably accommodate a super king-size bed alongside additional bedroom furniture and seating areas.

Adjoining the bedroom is a spacious dressing area fitted with an excellent range of bespoke built-in wardrobes, drawers and additional storage, creating a highly practical and well-organised space. Rooflights continue through the dressing area, further enhancing the sense of light and space.

The suite is completed by a beautifully appointed en-suite shower room featuring a large walk-in shower with glazed enclosure, twin wash basins set within a vanity unit, WC and fitted storage. Finished with stylish tiling, quality sanitary ware and rooflights overhead, the en-suite combines contemporary fittings with the character and charm found throughout the house.



North View, Main Street, Kirkby Malzeard, HG4 3RS

Approximate Gross Internal Area

Cellar = 143 sq ft / 13.3 sq m

Ground Floor = 1190 sq ft / 110.6 sq m

First Floor = 631 sq ft / 58.6 sq m

Second Floor = 360 sq ft / 33.5 sq m

Total = 2324 sq ft / 216.0 sq m



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



SETTING, GARDENS AND GROUNDS

North View occupies an attractive position within the heart of the village, set back from the road behind enclosed front gardens which create an immediate sense of privacy and separation from the village street. Surrounded by an appealing streetscape of traditional stone-built houses, the property enjoys a peaceful yet highly accessible setting with a strong sense of character and history.

Approached via a beautifully crafted stone pathway through the front garden, the house immediately conveys a sense of quality and kerb appeal, with stone elevations complemented by neatly maintained lawns, clipped box hedging, ornamental planting and wrought iron railings. The front gardens provide an attractive buffer from the road while also creating a pleasant outlook from the house itself.

The principal gardens lie to the rear and form a particular feature of the property, extending to provide a substantial area of level lawn ideal for both family living and outdoor entertaining. Thoughtfully landscaped, the gardens incorporate paved seating terraces, gravelled areas, low stone walls and well-stocked borders, all combining to create an attractive and highly usable outdoor environment.

A large paved terrace adjoining the house provides an excellent space for al fresco dining and entertaining, while the generous lawns offer ample room for children to play. Mature trees and established hedging provide colour, privacy and a delightful leafy backdrop throughout the seasons. The property also benefits from an electrically operated gate accessing the parking area which provides off-street parking for several vehicles. A useful timber garden store offers outdoor storage.



LOCATION



KIRKBY MALZEARD

Kirkby Malzeard is a thriving and highly regarded village set amid some of North Yorkshire's most picturesque countryside. Ideally positioned between the charming market towns of Masham and Ripon. At the heart of the community is an excellent range of local amenities, including a primary school, village shop, traditional pub, fish and chip shop, garage, butchers, doctors' surgery, church, sports field, and village hall. This strong village infrastructure supports an active and welcoming community, making Kirkby Malzeard a particularly desirable place to live.

For a broader choice of shopping, dining, and leisure facilities, the nearby towns of Ripon and Masham, provide supermarkets, independent retailers, cafés, restaurants, and sports centres. Harrogate, renowned for its spa heritage and vibrant town centre, lies just 15 miles away.

The village is well placed for families, falling within the catchment area for the highly sought-after Ripon Grammar School, with further secondary schooling available in Ripon and Harrogate. Despite its rural setting, Kirkby Malzeard remains well connected, with easy access to the A1(M) and convenient rail links from Thirsk and Harrogate, both within approximately 30 minutes.

Surrounded by the rolling landscapes of the Nidderdale Area of Outstanding Natural Beauty, Kirkby Malzeard is a haven for outdoor enthusiasts. Open moorland, scenic countryside walks, and bridleways lead directly from the village, offering an exceptional quality of life for those who enjoy walking, cycling, and exploring the natural environment.

EDUCATION

Kirkby Malzeard offers excellent educational opportunities for families, with a strong choice of both village and nearby schooling. At primary level, the village is served by Kirkby Malzeard Church of England Primary School, which is well regarded locally and provides a nurturing learning environment within the heart of the community. Additional primary school options are available in surrounding villages and nearby Ripon, offering further choice to suit individual family preferences.

Secondary education is particularly strong, with the village falling within the catchment area for the highly sought-after Ripon Grammar School, a selective state school consistently

recognised for its academic excellence and sixth-form provision. Non-selective secondary education is also available in Ripon, providing accessible options for families at all stages. Further education and sixth-form opportunities are readily accessible in Ripon and Harrogate, ensuring continuity of education through to post-16 and beyond. Overall, Kirkby Malzeard is exceptionally well placed for families seeking high-quality education within a desirable rural village setting. The A661 just moments from the development, providing a convenient route into Harrogate, while the major A1 motorway just a short drive away.

SPORTS AND RECREATION

Kirkby Malzeard offers a wide range of sporting and recreational opportunities, supported by both village facilities and the surrounding countryside. At the heart of the village are the Highside Playing Fields, providing open green space, sports pitches, tennis courts and a children's playground, well used for informal recreation, community events and family activities. A broader selection of organised sport and leisure facilities can be found in nearby Ripon and Masham, including leisure centres, swimming pools, gyms and a wide variety of clubs and classes catering for all ages and abilities. These include football, cricket, fitness training and indoor sports, offering excellent options for both social and competitive participation. The village's setting within the Nidderdale Area of Outstanding Natural Beauty further enhances its appeal, with an extensive network of footpaths, bridleways and quiet country lanes ideal for walking, cycling, running and horse riding directly from the village. Additional recreational opportunities, including golf courses and sports clubs, are available throughout the surrounding area, making Kirkby Malzeard an ideal location for those seeking an active outdoor lifestyle.

TRANSPORT LINKS

ROADS:

Kirkby Malzeard benefits from excellent road connections that make commuting and regional travel straightforward while retaining its rural charm. The village lies just off the B6165, providing direct routes to the nearby market towns of Masham and Ripon, where a range of services, amenities and transport links can be found.

The A1(M), is readily accessible to the east via nearby junctions, offering swift connections to York, Leeds, the wider East Coast corridor and beyond. This ease of access supports both local commuting and longer journeys, whether for work, leisure or travel.

For regional travel further afield, major centres such as Harrogate and Thirsk are easily reached by road, enhancing the village's connectivity to broader employment hubs, retail destinations and cultural attractions. The well-maintained network of country lanes linking Kirkby Malzeard to surrounding villages and towns also encourages scenic, direct travel throughout the Nidderdale area.

TRAINS:

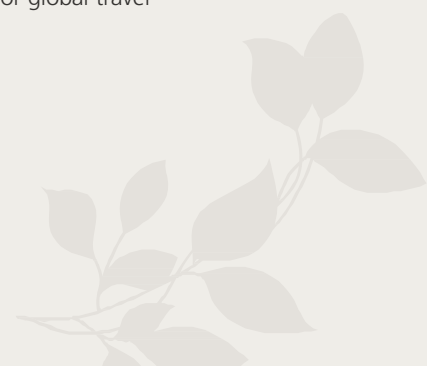
The closest stations are Thirsk Railway Station and Northallerton Railway Station, both of which provide fast and frequent services on the East Coast Main Line.

These stations offer direct connections to key destinations including York, Leeds, Newcastle and London, making the village well suited for commuting and longer-distance travel. With both stations accessible by car in approximately 30 minutes, Kirkby Malzeard combines the appeal of rural village living with excellent national rail connectivity.

AIRPORTS:

Kirkby Malzeard benefits from accessible air travel links to both domestic and international destinations. The nearest major airport is Leeds Bradford Airport, located within approximately 30–35 minutes' drive and offering a wide range of scheduled flights across the UK and Europe.

Further afield, Newcastle International Airport provides additional long-haul and international connections, to the north-east, while other major airports in the broader region such as Manchester Airport and Durham Tees Valley Airport offer further choice for global 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: Masham 4 miles, Ripon 5 miles, Harrogate 10 miles, Thirsk 18 miles (All mileages are approximate)

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