



GATEBRIDGE HOUSE  
Galphay, Ripon



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# GATEBRIDGE HOUSE GATEBRIDGE ROAD

Ripon, HG4 3NT

A superb country house in a beautiful location which has been meticulously updated, reconfigured and extended to create a stunning four bedroom family home and adjoining cottage perfect for multigenerational living with separate gardens and one acre paddock.

## ACCOMMODATION

Detached reconfigured country house with adjoining cottage

Four bedroom main house and one/two bedroom cottage

Beautifully presented throughout

Gardens and paddock totalling 1.5 acres

Outskirts of popular village within catchment area for Ripon Grammar School

Period home with delightful modern interiors

Perfect for families and multigenerational living

Potential for income production from cottage



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Description

Gatebridge House is a stunning family home which has been totally reconfigured and cleverly updated and extended over recent years. The current owners have created a home that lends itself to multigenerational living or alternatively as an income producing holiday let. The main body of the property offers beautiful, four bedroom accommodation and the extended wing offers a self-contained cottage which could provide two bedrooms. This space works either as a self-contained unit or encompassed within the main house due to a clever concealed access. The entire property is presented to a fantastic standard and is sure to create enormous interest.

### The Main House:

Ground Floor: Reception hall with return staircase off, concealed access door leading to annexe, under stairs storage, laundry room, cloak storage cupboard and guest w/c, sitting room with ornate fireplace believed to originate from York Minster, lounge/playroom, formal dining area stepping up to the stunning kitchen with bespoke units, integrated appliances, huge centre island and walk-in pantry. First Floor: Landing, principal bedroom with dressing room and ensuite shower room, three double bedrooms, house bathroom with walk-in shower and freestanding bathtub.

### The Cottage:

Ground floor: Entrance porch, large open plan living space with log burning stove and incorporating kitchen with central island and space for dining, inner hall, pantry storage area, shower room, home office/guest bedroom. First Floor: Large bedroom with extensive wardrobes and ensuite shower room.







### Externally

The property has a high degree of privacy being screened from the road with a mature beech hedge. To the front of the property is a gravel driveway offering parking for multiple vehicles for the cottage. The gravel driveway extends through double timber gates at the side of the house providing separate parking for at least four vehicles and includes an EV charger.

There is an extensive flagged patio area to the rear of the house leading off the kitchen which steps up to a lawned garden flanked by established planting and mature trees. This extends to the 1 acre paddock which has been previously used for pony grazing, but equally could be used for sports and is a perfect space for young families. There is also a small woodland area perfect for den making. In total the grounds extend to around 1.5 acres.





## The Appeal of Our Home-The Owners' Insight

We bought this house when my parents decided it was time for them to downsize and move closer to us. Our ideal scenario was to find a house that could potentially accommodate them as well as our family. This house seemed like it had the scope to extend and develop in such a way, as well as providing us the space for our three boys to enjoy and run off their energy. We spent the first year living on a building site, but it was a labour of love with good purpose. We ended up with an amazing home that has allowed us to live alongside my parents whilst still being completely independent. We have loved everything about living at Gate Bridge House and the beautiful surroundings. The football pitch paddock, the bonfires, the space to have parties and entertain, the regular walks to the pub, and being less than 10 minutes from Ripon. We will miss Gatebridge.

## Situation and Amenities

Gatebridge House is positioned in a peaceful location on the edge of the sought-after village of Galphay which is within the catchment area for the top performing Ripon Grammar School. There are fantastic primary schools at Kirkby Malzeard and Grantley both of which are within a 3 minute drive. Kirkby Malzeard also offers a wide range of amenities including butchers, garage, fish and chip shop, public house, doctors surgery, church and village hall.

Ripon is only a 10 minute drive away which offers a wider range of amenities including fantastic leisure facilities, a choice of supermarkets, restaurants and bars as well as excellent public transport links to Harrogate and Leeds.

## Services

Mains water and electricity, oil fired central heating with refitted boiler.

New regulation private waste treatment plant installed 2020 servicing this and one neighbouring property.

Boiler and windows replaced in 2020.

## Local Authority and Council Tax Band

North Yorkshire Band G

## Viewings

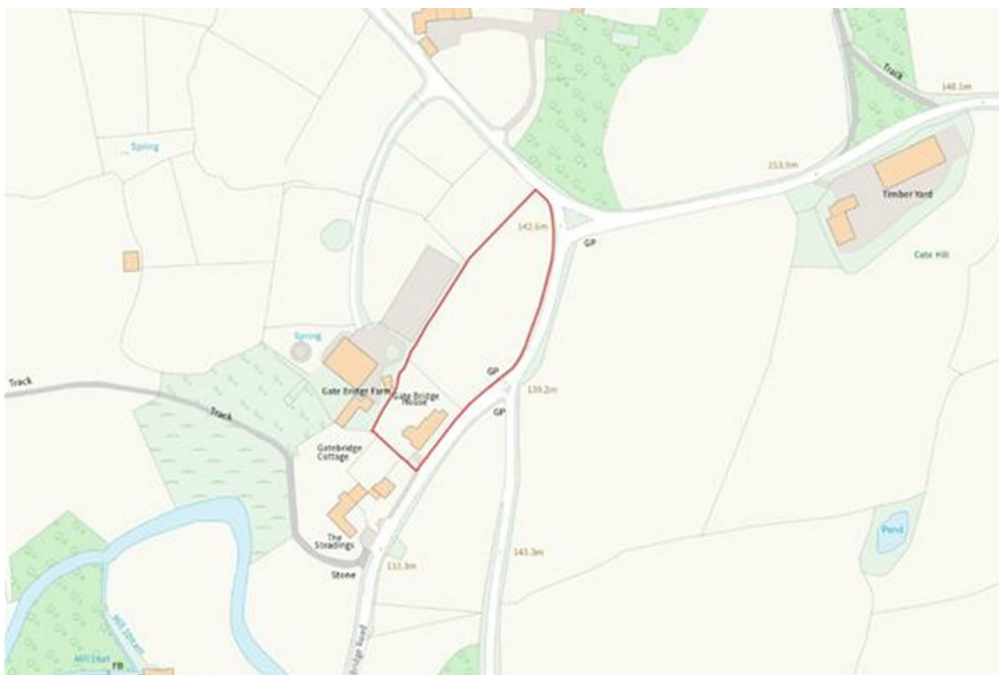
Strictly by appointment through GSC Grays 01423 590500

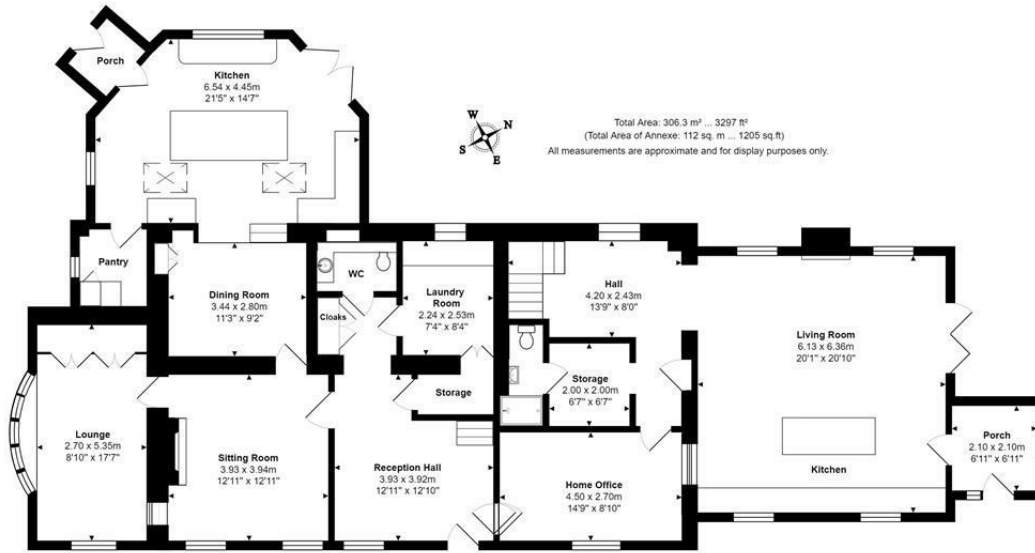
## What 3 Words

///bookings.spare.magic

## Tenure

Freehold with vacant possession





Ground Floor  
Area: 173.0 m<sup>2</sup> ... 1862 ft<sup>2</sup>



First Floor  
Area: 118.0 m<sup>2</sup> ... 1270 ft<sup>2</sup>

Total Area: 306.3 m<sup>2</sup> ... 3297 ft<sup>2</sup>  
(Total Area of Annex: 112 sq. m ... 1205 sq. ft)  
All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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