

NEWFIELDS HOUSE AND COTTAGE

Galphay, Nr Ripon





NEWFIELDS HOUSE AND COTTAGE

GALPHAY, RIPON, HG4 3NT

A SUBSTANTIAL 5 BEDROOM DETACHED COUNTRY HOUSE, WITH AN ATTACHED COTTAGE AND SIGNIFICANT OUTBUILDINGS INCLUDING STABLING, ALL ENJOYING AN ENVIABLE 3 ACRE SETTING SURROUNDED BY GLORIOUS NORTH YORKSHIRE COUNTRYSIDE

Main House

Entrance lobby • Drawing room • Dining room • Inner hallway • Cloaks/WC
Garden room • Kitchen • Utility room • Five double bedrooms
Four bath/shower rooms (two ensuite)

Cottage

Sitting room • Dining room • Breakfast kitchen • Bedroom • Cloaks/WC

Outside

Attached workshop and large garage
Substantial range of outbuildings including further garaging and stables
Formal gardens • Paddocks and woodland • In all just over 3 acres



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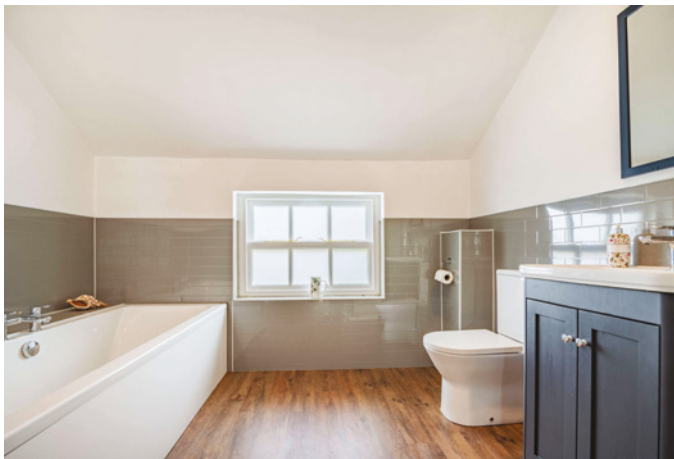
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Tel: 01524 880320

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Situation

Newfields takes full advantage of a lovely setting in appealing undulating countryside to the west of Ripon, close to the historic Fountains Abbey, the internationally acclaimed Grantley Hall Hotel and 20/25 minutes' drive from the popular Spa town of Harrogate. Day-to-day facilities are closeby in the village of Kirkby Malzeard including a well-regarded primary school, a church, public house, garage and shop. There are further amenities available in the cathedral city of Ripon approximately 10 minutes' drive and Galphay is within the recognised catchment area for Ripon Grammar School. The A1 (M) motorway lies a further 4 miles to the east affording good accessibility both North and South, with the rail station near Thirsk being on the East Coast main line.

Description

This imposing country house has been significantly improved and enhanced by the present owners and now offers extensive living accommodation extending overall to some 4200 square feet, arranged to offer flexibility of use to suit modern family expectations. With ground source heating and solar panels, the 5 bedroomed house is served by 4 bath/shower rooms (2 being ensuite) and three generous reception rooms including an extensively glazed family room otherwise known as the Winter Garden. With a strong open plan feel as a result, it cleverly interlinks to a high specification kitchen area offering a dedicated workspace plus breakfast area, and a good sized utility room. The cottage element of Newfields connects at both ground and first floor to the main living accommodation, with various options as to how separate or integrated the cottage is used.

Outside is no less impressive. There is a detached range of outbuildings with solar panels to the roof and extending overall to some 1600 square feet incorporating garaging and stabling, together with a useful workshop plus further garaging being attached to the main house and cottage.

Overall, the property stands in some 3.1 acres being predominantly grassland and ideal for equestrian use or simply residential amenity given the extensive views to the West.



Cottage



Cottage



Cottage

Accommodation

With a strong emphasis on flexible living, there is an elegant drawing room, and substantial dining room that both link to an inner hallway, with double openings through to the fully glazed winter garden on the rear/western side of the building. The kitchen effectively splits in two, with a breakfast area leading to an ergonomically designed work area that will delight those with culinary skills.

There are 5 double bedrooms on the first floor approached by either the main staircase or a secondary staircase that leads from the breakfast kitchen of the cottage. With minor alteration, the cottage could readily comprise a 2 bedroom self-contained unit, suitable for dependent relatives, income generating or as a home working facility.

The outbuildings are ideal for those with equestrian interests or hobbies being an impressive facility with 3 loose boxes, and 3-4 vehicle garaging which could readily adapt to further stabling in the American barn style. In addition, there is a separate workshop, further garaging and an off-lying field shelter.

With an established and picturesque garden to the front of the property, there is additional garden to the rear plus substantial hardstanding to serve the outbuildings and stabling. The property stands overall in some 3.1 acres being largely paddock divided by a belt of mature woodland and bordering open countryside to the rear.

Owners Insight

Newfields has been our home for 20 years, and we love its beautiful setting and views.. It is a light home, with most rooms being dual aspect, many looking onto our land. We love the size and space of Newfields with all of its rooms being a good size. Perhaps best of all, we love just standing in the fields looking across fabulous countryside.



Tenure

Freehold with possession legal completion

Services

Mains water and electricity, private drainage, ground source heating and solar panels. EPC rating - D

Local Authority

North Yorkshire Council

Council Tax

House: Band F

Cottage: Band C

Easements and Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

what3words

winning.relished.ranking

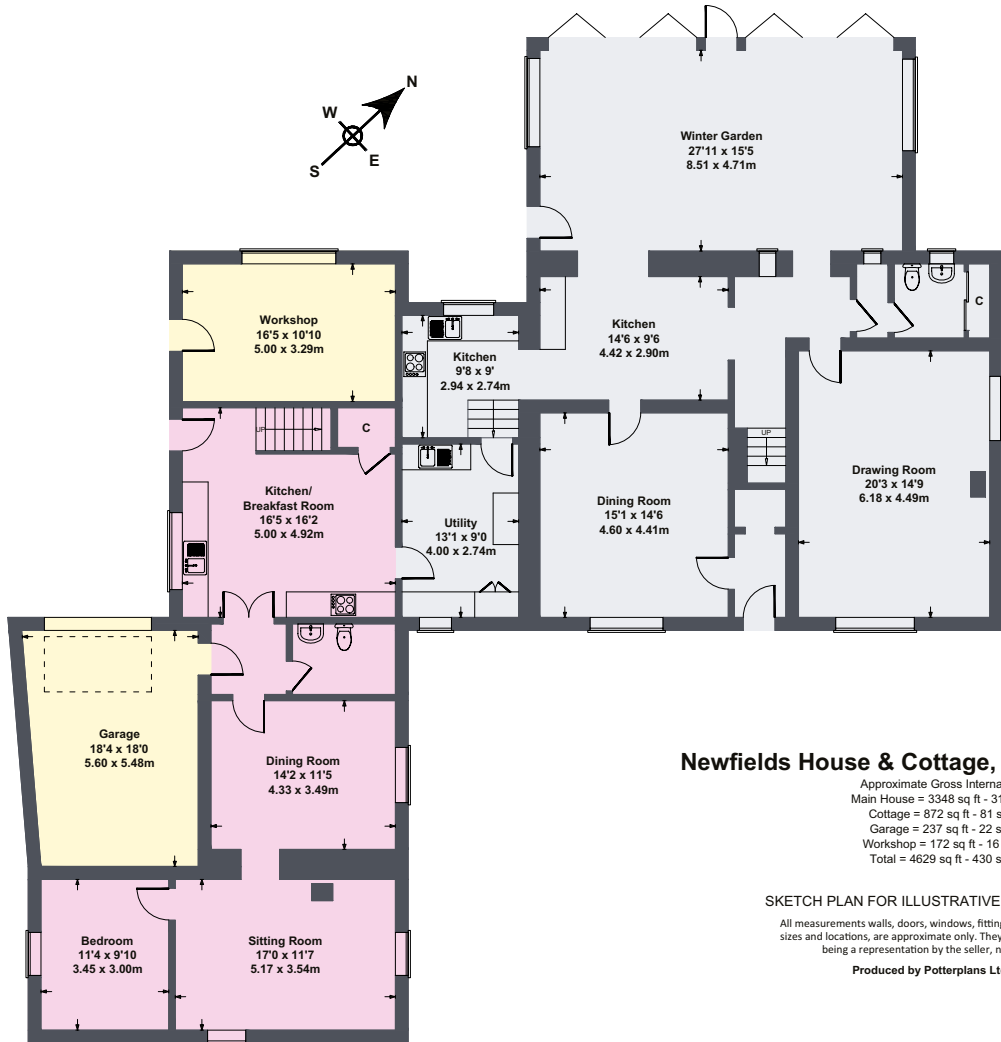
Viewing Arrangements

Strictly by appointment with GSC Grays:

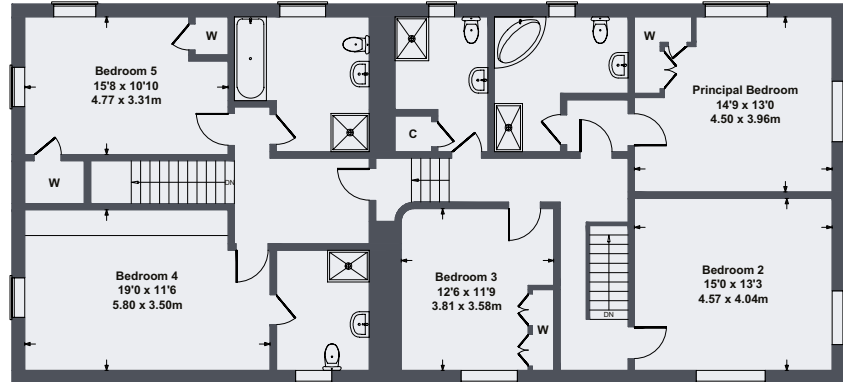
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GROUND FLOOR



FIRST FLOOR

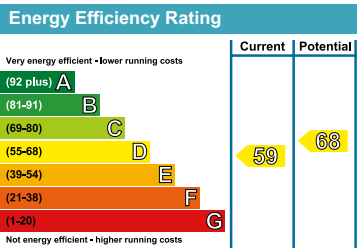
Newfields House & Cottage, Galphay, Nr Ripon

Approximate Gross Internal Area
 Main House = 3348 sq ft - 311 sq m
 Cottage = 872 sq ft - 81 sq m
 Garage = 237 sq ft - 22 sq m
 Workshop = 172 sq ft - 16 sq m
 Total = 4629 sq ft - 430 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: October 2024
 Photographs taken: September 2024 & earlier

