



**ORCHARD HOUSE**  
Galphay, Near Ripon

**Carter Jonas**



## ORCHARD HOUSE, GALPHAY, HG4 3NJ

Ripon – 4½ miles  
Harrogate – 14 miles  
Masham – 6½ miles

Sitting room • Dining room • Kitchen • Adjoining breakfast room • Cloakroom / shower room • Split level landing • 4 bedrooms • House bathroom • Private parking area • Useful outbuilding with 2 stores • Lawned gardens to 3 sides enclosed by dry stone walling • Attractive village setting • Within catchment area for Ripon Grammar School

Galphay is a picturesque village within the Yorkshire Dales, with a thriving local community, a village pub/restaurant and a village hall. The neighbouring village of Kirkby Malzeard has a good range of facilities including a general store, butchers, pub, garage and a doctors surgery. The cathedral City of Ripon is about 4½ miles to the East and offers a more extensive range of everyday facilities. The village is well located within the Nidderdale Area of Outstanding Natural Beauty, with an array of bridleways and public footpaths literally on the doorstep. Nearby luxury hotels include Grantley Hall and Swinton Park together with a choice of schools within close proximity.

Orchard House is a very pretty Grade II listed detached property, dating from the late 18th / early 19th Century. It has been the much loved family home to the owners for over 30 years. It provides well proportioned family accommodation with a distinctive old world charm – it exudes character throughout with a wealth of lovely period features.

The accommodation is arranged over 2 floors and includes a sitting room, dining room, kitchen with an adjoining breakfast room and a cloakroom/shower room. On the first floor are 4 bedrooms and a house bathroom.

**AN ATTRACTIVE GRADE II LISTED DETACHED PROPERTY PROVIDING WELL PROPORTIONED ACCOMMODATION OF CONSIDERABLE CHARM AND CHARACTER, SET WITHIN LAWNED GARDENS AND OCCUPYING A LOVELY SOUTH FACING POSITION IN THE HEART OF THIS PICTURESQUE VILLAGE, 4½ MILES TO THE WEST OF RIPON.**





Outside, the property is set within good sized lawned gardens which lie to 3 sides, enclosed by dry stone walling. There is a useful outbuilding to the rear with 2 stores together with a private parking area for 2 cars.

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

**Services:** We are advised that mains electricity, water and drainage are installed. Central heating is provided by an electric boiler.

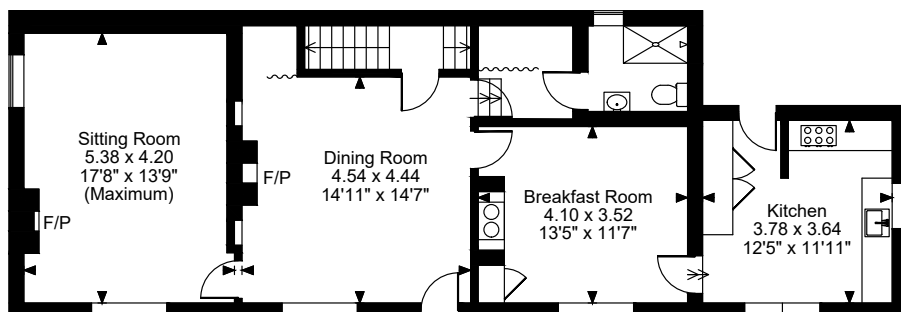
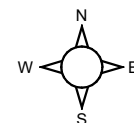
**Viewings:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions – Postcode HG4 3NJ:** On entering the village, proceed past the pub and village green, which is on your right. Follow the road round to the left and Orchard House is a short distance along on the left.

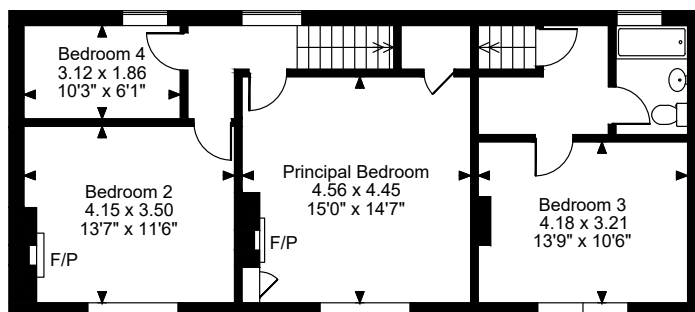




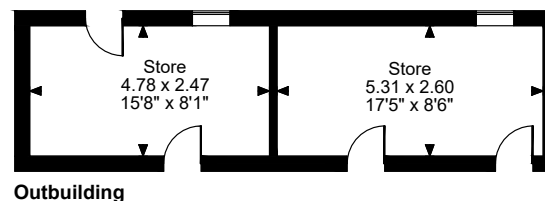
**Orchard House, Galphay**  
**Approximate Gross Internal Area**  
**Main House = 1,712 sq ft / 159 sq m**  
**Outbuilding = 287 sq ft / 27 sq m**  
**Total = 1,999 sq ft / 186 sq m**



**Ground Floor**



**First Floor**



**Outbuilding**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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