



Warren Lane House, Galphay, Ripon, North Yorkshire

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Warren Lane House

Galphay, Ripon HG4 3PB

A magnificent, detached period property with elegant accommodation throughout. Nestled within its own private land of about five acres, the property takes full advantage of its idyllic and peaceful rural setting.

Masham 5.8 miles, Ripon city centre 7.0 miles, A1 (Jct 49) 11.2 miles, Harrogate town centre 12.9 miles, Leeds Bradford Airport 24 miles

Sitting room | Family room | Snug | Office
Dining room | Kitchen/breakfast room | Pantry
Utility | Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms | Family bathroom | Triple garage | Garden | Approx 5 acres | EPC rating E

The property

Warren Lane House is a truly impressive, detached period property that features handsome stone elevations and offers a total internal area of 5,091 sq. ft of flexible accommodation. Inside there is splendid traditional décor to match the wealth of original character details including exposed timber beams, flagstone and wooden flooring, elegant cornicing, and ornate carved wooden panelling.

The stunning 26ft reception hall provides a fitting welcome to the property with its vaulted ceiling and galleried landing above, it is currently used as a formal dining room and provides access to the well-proportioned kitchen and breakfast room. The kitchen has a royal blue, oil-fired Aga as well as an original Omega oven with two sets of mullioned windows providing window seating areas. There is ample space for a breakfast table for informal dining, with the adjoining utility room and pantry providing further space for appliances and home storage.

The main reception room is the generous sitting room with its dual aspect, affording plenty of natural light, as well as its majestic open

fireplace and attractive ceiling rose. There is also a cosy snug in which to relax and unwind as well as a comfortable family room with feature wood panelling wall and open fireplace.

Upstairs, the galleried landing leads to the five well-presented double bedrooms, including the considerable principal bedroom with vaulted ceiling and sizable, more contemporary en suite bathroom, which has a freestanding bathtub and separate walk-in shower. The family bathroom is similarly fitted with a roll-top bathtub and a large walk-in, wet room shower unit.

The property has been extensively restored and refurbished over the years, creating a wonderful unique family home that offers the tradition of a country property with the informality of modern family life.

Outside

The property is accessed via a long private gravel driveway which leads to a parking area at the front of the house which provides space for multiple vehicles and access to the detached triple garage, workshop and storage space.

The extensive garden to the front and rear includes well-maintained lawns interspersed with mature trees and established shrubs, as well as peaceful meadows, a large open grassland paddock providing potential for livestock or horses if desired and an orchard of apple and pear trees.

There is also a York stone patio area at the front of the house with a south-facing aspect, which is ideal for al fresco dining. The whole coming to approx. 5 acres.

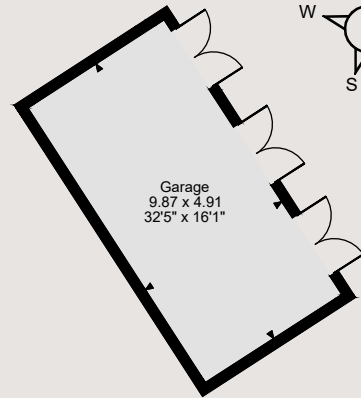
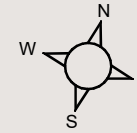
Location

The property is located on the edge of the Nidderdale Area of Outstanding Natural Beauty which offers an abundance of picturesque bridleways, cycling and walks on your doorstep and also includes the fantastic National Trust's Fountains Abbey and Studley Royal World Heritage site as well as Brimham Rocks.





Floorplans Warren Lane House Galphay, Ripon
 Main House internal area 4,569 sq ft (424 sq m)
 Garage internal area 522 sq ft (49 sq m)
 Total internal area 5,091 sq ft (473 sq m)
 For identification purposes only.



Ground Floor

First Floor

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

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Location

The small village of Galphay has a popular family and dog friendly Inn and a village hall which hosts regular events creating a thriving community spirit. The cathedral city of Ripon is just seven miles away and provides excellent access to shopping facilities and first-class schools, including the outstanding-rated Outwood Academy and Ripon Grammar School. The prestigious Grantley Hall and Spa offers second to none spa facilities and multiple fine dining restaurants.

The market towns of Masham, Bedale and Pateley Bridge are all within an easy commute, offering a further range of artisan shops and local producers. The spa town of Harrogate has an excellent choice of shops, restaurants, cinemas and theatres, and a train station with services to both York and Leeds, linking with main line services to London and Edinburgh.

The area is well connected by road, with the A1, offering easy access to the north and south, just a short drive away. Regular domestic and international flights are available from Leeds Bradford Airport approx. 25 miles away.

Directions

What3Words - ///marsh.populate.heightens

General

Local Authority: North Yorkshire County Council
Services: Mains electricity and water. Private drainage which we believe is compliant with the current regulations. Oil-fired central heating
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,595,000

Harrogate

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