



Parkfield

Galphay Road, Kirkby Malzeard, Ripon, North Yorkshire HG4 3RX

A substantial spacious, detached five double-bedroom house extending to over 4,600sqft, offering far reaching views across open countryside and set within a well serviced village. A private property laid out over two floors of generously proportioned accommodation and with potential to extend, sub-divide or develop a further property within the grounds (subject to obtaining consent). For sale by Private Treaty

Offers Over: £900,000

LOCATION & SITUATION

Kirkby Malzeard is popular and well serviced village situated between the two market towns of Masham (4 miles) and Ripon (5 miles). The village comprises a range of facilities including a primary school, village shop, pub, fish and chip shop, garage, butchers, doctors' surgery, church, sports field, and village hall. A wider range of facilities including supermarkets, independent shops, sports centres, cafes, and restaurants can be found in the nearby towns of Ripon, Masham and Pateley Bridge with the Spa town of Harrogate just 15 miles away.

The village is within catchment for the popular Ripon Grammar School with further state secondary schools at Ripon and Pateley Bridge. The village is easily accessible from the A1(M) and just 30 minutes from regional train stations at Thirsk and Harrogate. Kirkby Malzeard lies within the Nidderdale Area of Outstanding Natural Beauty (AONB) and is surrounded by rolling countryside and open moorland with many walking routes and bridal paths out of the village.

DESCRIPTION

Parkfield is a substantial stone-built property enjoying a peaceful edge of village location. The property provides spacious accommodation extending to over 4,600sqft across two floors with the accommodation including a large kitchen, separate dining room, living room, snug and separate garden room with patio doors to enjoy the unique views opening out onto the patio and garden, perfect for entertaining.

At the opposing end of the property, is a generous game room over the converted double garage which is currently used as a prep kitchen. This part of the property has scope to create further living accommodation or separate dwelling to suit a purchasers requirement, having ample space to create two double bedrooms and living space with its own private access. A modern utility room with W/C connects these rooms to the rest of the house.

From the hall, a flight of stairs leads up to five double bedrooms, three of which have en-suites and a generous house bathroom. These rooms offer spacious accommodation for a growing family.

The garden comprises an extensive patio area, lawned garden, raised flower beds and ornamental sundial with cast-iron railings to the boundary and enviable views over the Nidderdale countryside. A large driveway adjoins the garden with ample parking for multiple cars and offering scope to develop on this area (subject to consents).

The property has been a family home in the same ownership since it was built nearly 50 years ago and offers scope for a new owner to customise the layout and decoration to their taste.

PLANNING MATTER

There is significant scope to sub-divide the existing property into two dwellings, develop further on the parking area or re-develop the entire site to form a number of separate dwellings (subject to consents).





Ground Floor
Approx. 247.3 sq. metres (2894 sq. feet)



First Floor
Approx. 186.1 sq. metres (2033.0 sq. feet)



Total area: approx. 433.2 sq. metres (4662.4 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 56 D | 66 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



DIRECTIONS

From Ripon proceed west on Kirkby Road, after 3 miles bear left towards Kirkby Malzeard and continue for a further 1 mile. On entering the village turn left at the crossroads towards Galphay and the property is on the right-hand side marked by a For Sale board.

METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method. Following acceptance of any offer, all buyers will be required to undertake Anti-Money Laundering ID Checks and provide proof of funding to the selling agents.

LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park, Northallerton DL6 2NA
Tel: 01609 780780 www.northyorks.gov.uk

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

SERVICES

Mains electricity, water, and drainage. Oil fired central heating. Bottled gas hob and gas fire. Roof mounted solar array.

COUNCIL TAX

The house is within Band G

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1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
2. All descriptions, dimensions, reference to condition and all other details are given in good faith but without responsibility. Any potential purchaser or lessor should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness.
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6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.
7. Care should be taken during any inspection/viewing of the property.

Regulated by RICS

VIEWING

To arrange a suitable time to view the property, please contact our office on 01765 658525.

FIXTURES & FITTINGS

Only those items specifically stated in these particulars are included in the sale.

TENURE AND OCCUPATION

Freehold with vacant possession upon completion.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

VALUE ADDED TAX (VAT)

The Guide Price quoted is exclusive of VAT. Should any part of the sale become chargeable, this will be payable by the purchaser. The seller is not aware that any option to tax has been made on the property.

IMPORTANT NOTICE

If you have downloaded these particulars from our website, please also register your interest with our office to ensure that you are kept informed about the progress of the sale.

Particulars Produced on 1/9/2025 v2