



VERITY
FREARSON

SADLERS COTTAGE , GALPHAY, HG4 3NJ

OFFERS OVER £500,000

SADLERS COTTAGE,

Galphay, HG4 3NJ

An exceptional, eco-efficient new build property located in the heart of this idyllic village, presenting high quality, modern interiors and private south west facing garden to the rear.

The village of Galphay is a very popular location, with great community, church and public house. Ripon is a short drive away and boasts one of the best secondary schools in the area Ripon Grammar. The property must be viewed to appreciate the style, standard of build and space of offer. No onward chain.

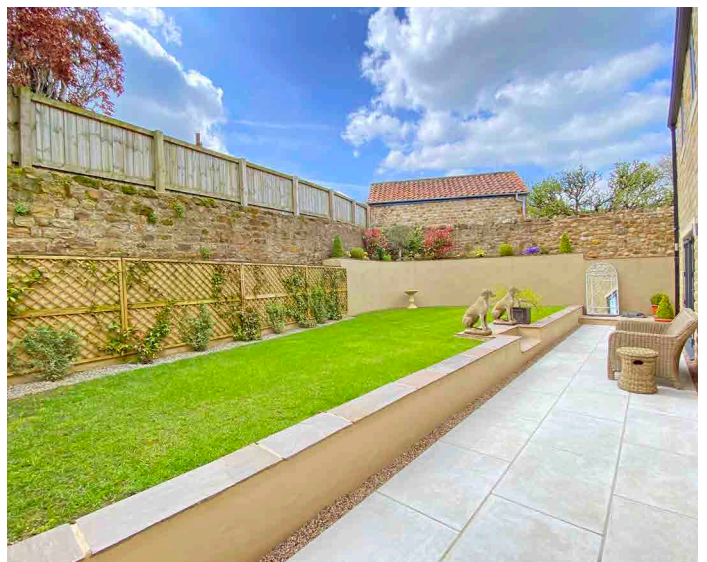
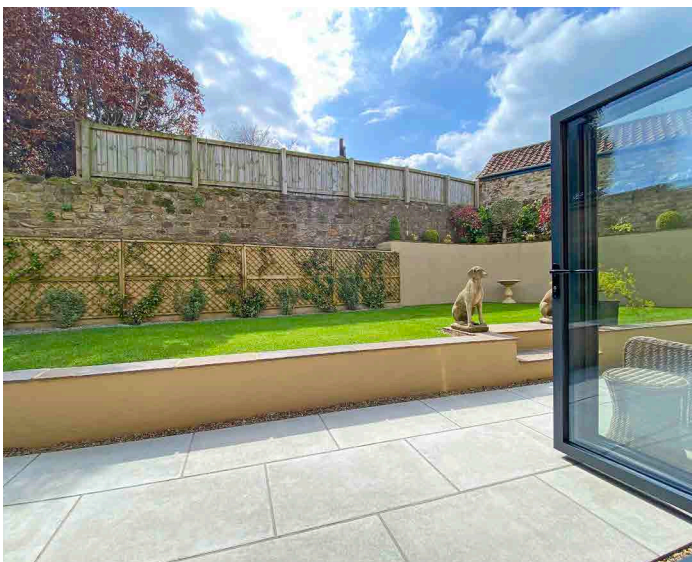
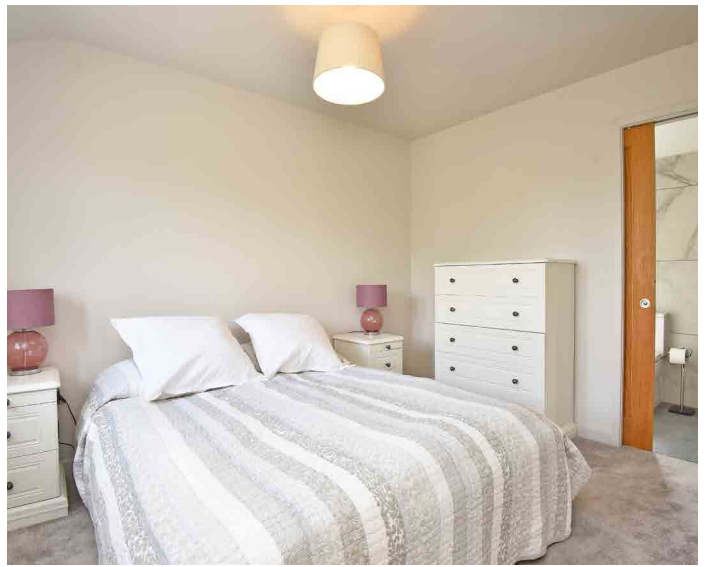
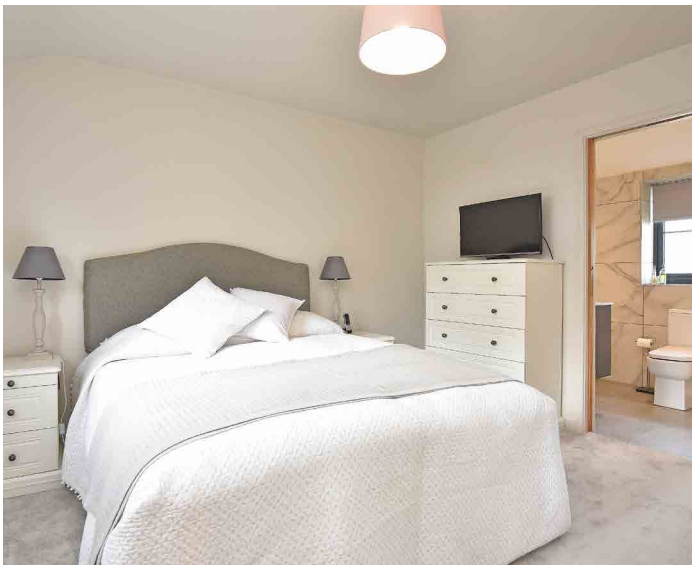


Living Room · Kitchen · Laundry Room · WC

3 Bedrooms · En-Suite · Bathroom

Ample Off-Road Parking · South West Facing Garden · Electric Car Charging Point







ACCOMMODATION

Fronted by a block set driveway large enough for multiple vehicles and a stone flagged path & patio with stone wall boundary, the accommodation opens to the magnificent open plan living space.

With under floor heating running throughout the entire house, there is a comfortable, consistent ambient temperature and the all wall space is free to position furniture where required. The large stone tiles form a seamless flow from the lounge area to the dining kitchen and adjoining utility boot room, and extend out through the twin sets of bi-folding doors to the outdoor seating area.

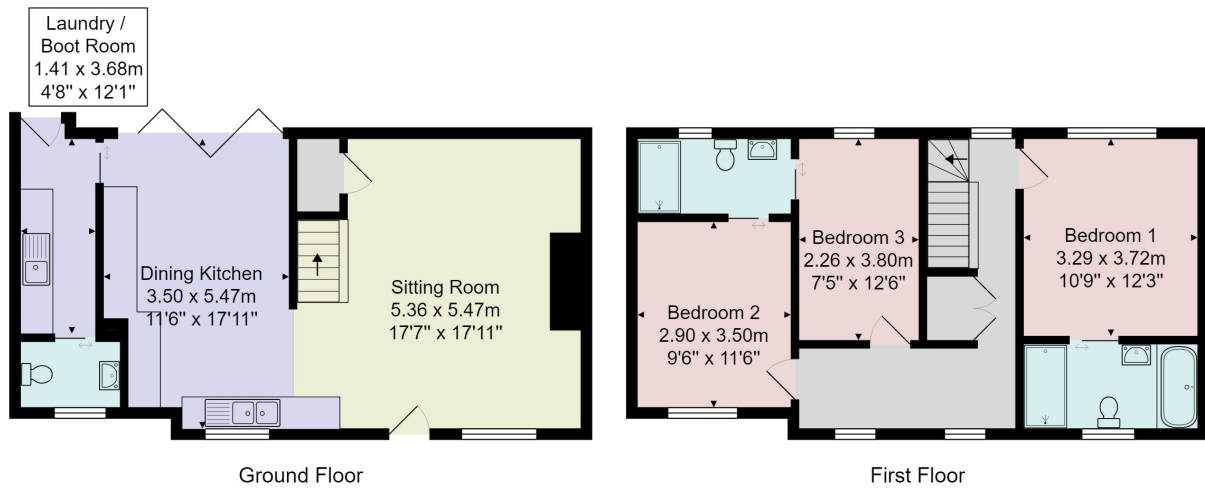
The garden steps up to lawn which is flanked by a neat rendered wall topped by attractive planting and the original old stone wall.

The living space is flooded by natural light through the large glazed doors, and the kitchen presents bespoke units with integrated appliances including, dishwasher, fridge freezer, double ovens, induction hob and wine cooler.

The adjoining boot room provides a practical rear entrance with built in cloaks and boot storage as well as utility area for washing machine and dryer. This room provides access to the guest w/c. The oak staircase ascends to a spacious landing which is large enough to accommodate a study area if required and has a useful storage cupboard.

Branching off are three well-proportioned double bedrooms, one of which boasts a stylish, fully tiled en-suite with bathtub and separate shower, and the other two sharing Jack & Jill access to an equally stylish shower room.

FLOOR PLAN



Total Area: 113.5 m² ... 1222 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

An particular feature to the house are the very attractive and private south west facing rear gardens with lawn area, raised borders, outside light and patio area that runs around the property and leads to the side of the property with gated access for security. Electric car charging point.

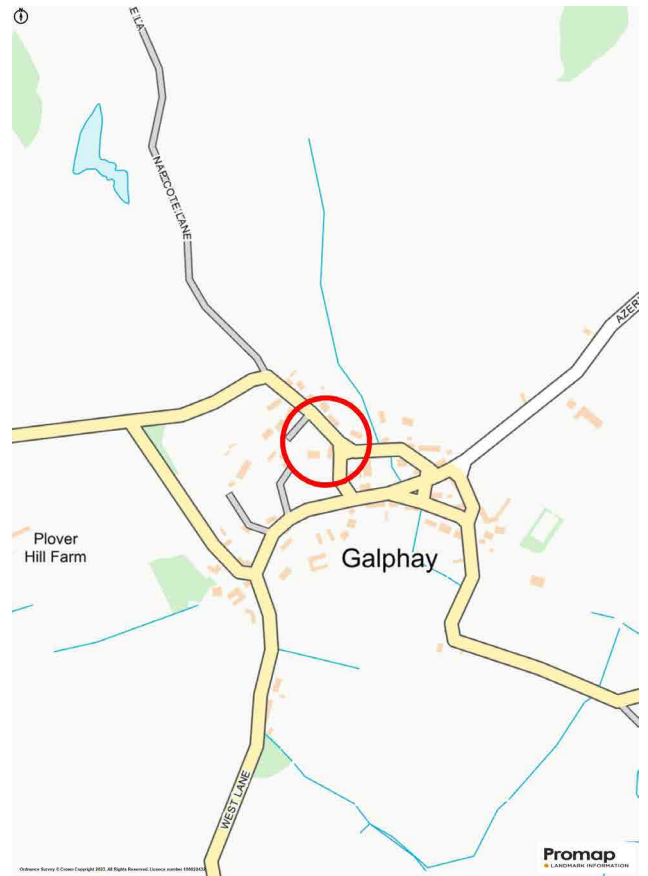
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		90
A		
(81-91)		
B		
(69-80)	79	
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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