



### Viewing arrangements

Strictly by appointment through Myrings  
**Telephone** 01423 566400  
**Email** enquiries@myringsestateagents.com

### Directions

From Harrogate take the Ripon Road (A61) until you approach Ripon. At the roundabout turn right onto the Ripon bypass. Continue over the first roundabout and at the second roundabout turn left towards the city centre. Passing over the bridge continue over the next roundabout to the traffic lights. Continue straight ahead turning left at the mini roundabout signposted towards Pately Bridge. After 0.5 of a mile turn right signposted towards Galphay and follow the road for 3.3 miles into the village where Saddlers Cottage can be found next to the Galphay Inn.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 [myrings.property](http://myrings.property)

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Sadlers Cottage, Galphay, Ripon

£495,000

MYRINGS

Harrogate's Leading Family Estate Agent



An exceptional, eco-efficient new build property located in the heart of this idyllic village only 10 minutes drive from Ripon centre, presents high quality, modern interiors and perfectly private south west facing garden to the rear.

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.

Known as a City for its impressive Cathedral, Ripon, which is within a 10 minute drive, is abundant with excellent amenities including public houses, restaurants, leisure facilities and the Curzon Cinema. For those who enjoy theme parks, Lightwater Valley is within a ten minute drive. Located at the gateway to the Yorkshire Dales which is renowned for its outstanding natural beauty, other places of note on the doorstep include Fountains Abbey, Studley Roger and the Newby Hall Estate. There is excellent schooling for all ages close by, namely the village Primary schools at Grantley and Grewelthorpe, and the highly reputable Ripon Grammar School. The fashionable Spa town of Harrogate is 13 miles to the South, and the A1M is only 9.5 miles which links into the national motorway network.



**Bus**  
Outside the property



**Main Roads**  
A1M 9.5 miles



**Train**  
Harrogate 14 miles



**Airport**  
Leeds Bradford 24.9 miles

**Fixtures & fittings**

Furnishings are not part of the sale and must be considered and negotiated separately.

**Services**

Mains water, drainage and electric are connected to the property. Heating is via an air sourced heat pump to the complete under floor system. Fibre Broadband is available.

**Rating Authority**

Harrogate Borough Council Tax Band TBC

**Tenure**

Freehold