



# PARKFIELD

GALPHAY ROAD | KIRKBY MALZEARD | RIPON | NORTH YORKSHIRE | HG4 3RX

*Parkfield is a substantial stone-built home set in a peaceful edge-of-village position, enjoying far-reaching views across the Nidderdale countryside. Extending to over 4,600 sq ft, the property offers generous and highly flexible accommodation, ideally suited to modern family life, entertaining, and multi-generational living.*

*The ground floor provides a range of spacious reception rooms including a large kitchen, dining room, living room, snug and a bright garden room opening onto the terrace and garden. To one side of the house, a substantial games room sits above the converted double garage, previously used as a preparation kitchen and offering excellent potential to create additional independent accommodation or a self-contained annexe with its own access, subject to consents - ideal for extended family, guests, or home working.*

*The first floor comprises five double bedrooms, three with en-suites, together with a family bathroom. Outside, the gardens feature stone flagged terraces, lawned areas and raised beds, all set against open countryside views. A large driveway provides ample parking and further development potential, subject to permissions.*

*Owned by the same family for nearly 50 years, Parkfield presents a rare opportunity to update and personalise a home of scale and versatility in a superb village setting.*

## ACCOMMODATION

### GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Garden room
- Breakfast kitchen
- Study
- Games room
- Utility room
- Boot room
- Stores
- Cloakroom

### FIRST FLOOR

- Light and spacious landing
- Principal bedroom with en-suite bathroom
- Two guest bedrooms with en-suite bathrooms
- Two further double bedrooms
- House bathroom

### EXTERIOR

- Private driveway
- Ample off-road parking
- Gardens
- Stone flagged terrace

The reception hall is a spacious and welcoming central space, accessed via an enclosed porch providing a practical and sheltered entrance. A striking open tread staircase rises from the hall, complete with traditional balustrading, creates a strong focal point and adding warmth and character.

Natural light filters through glazed internal screens and the front door, enhancing the sense of openness. The generous proportions allow for excellent circulation, with an easy, natural flow through to the principal ground floor living spaces via wide openings.

Well maintained yet offering scope for modernisation, the reception hall provides an impressive and highly functional entrance, combining scale, character and potential for personalisation.





## GROUND FLOOR

### Sitting Room

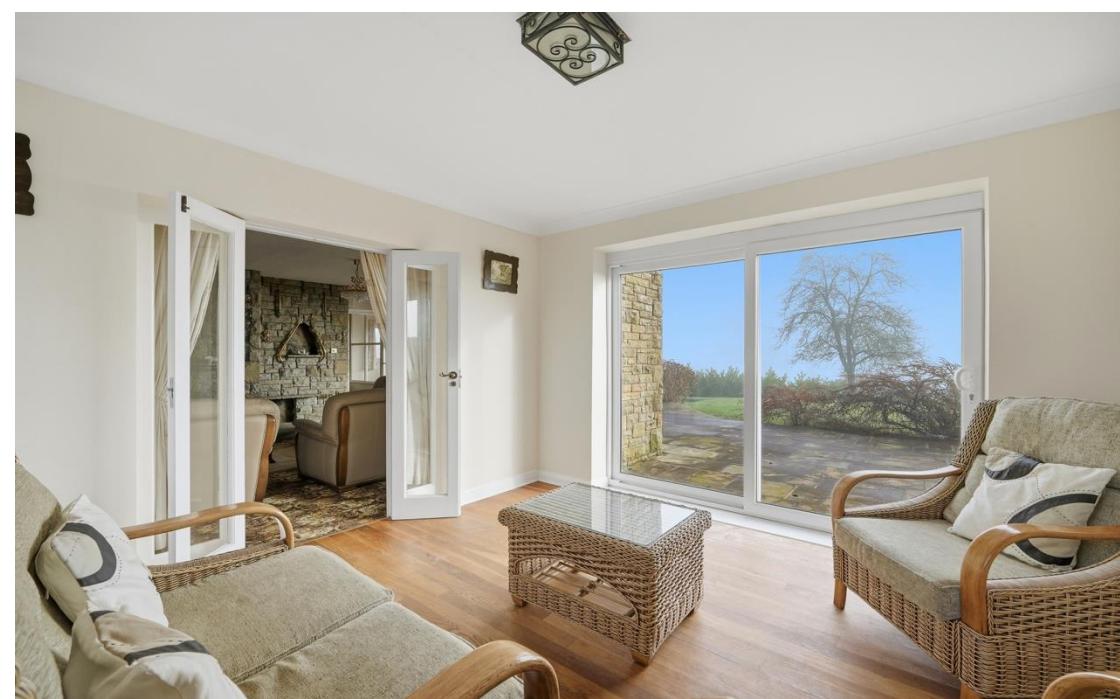
The sitting room is a generous and well-proportioned reception space, centred around a striking stone fireplace that creates a strong focal point and adds character to the room. Large windows draw in excellent natural light while framing pleasant views over the garden and surrounding countryside. The layout offers ample space for multiple seating arrangements, making it ideal for both relaxed family living and entertaining. An open connection through to the adjoining dining room enhances the overall sense of space and flow, with the garden room leading directly off the sitting room.

### Dining Room

The dining room is a bright and spacious setting, perfectly suited to formal dining and larger gatherings. Well positioned between the sitting room and kitchen, it offers a practical layout for both everyday use and entertaining. A wide window provides good natural light, while the generous proportions easily accommodate a large dining table and additional furniture. The room maintains a strong sense of connectivity to the surrounding living spaces, reinforcing the home's sociable layout.

### Garden Room

Accessed directly from the sitting room, the garden room provides a calm and light-filled retreat with a more contemporary feel. Wide glazed doors open directly onto the patio and garden beyond, creating a connection between the indoor and outdoor spaces. Ideal as a relaxing sitting area, reading room or informal lounge, it is perfectly positioned to enjoy the outlook and makes an excellent space for summer use and entertaining.





The breakfast kitchen is a spacious and sociable heart of the home, designed for both everyday family living and informal entertaining. Generous in scale, the room comfortably accommodates a dining table alongside a comprehensive range of fitted cabinetry and work surfaces arranged in a practical layout. A central island provides additional preparation space and incorporates the hob beneath a distinctive feature extractor, creating a natural focal point within the room. Large windows allow for excellent natural light, enhancing the bright and welcoming atmosphere.

The kitchen is well equipped with ample storage, integrated appliances and extensive workspace, while the open-plan dining area reinforces its family-friendly appeal. Well positioned within the ground floor layout, it enjoys easy connectivity to the surrounding reception rooms, making it both functional and highly versatile.

### Snug

The snug is a comfortable and well-proportioned reception room, offering a more intimate setting within the home. Centred around a decorative fireplace, the room provides a cosy atmosphere ideal for quiet evenings, reading or use as a secondary sitting room. A large window allows for good natural light, while the layout comfortably accommodates a range of seating options. Versatile in nature, the snug would also lend itself well to use as a television room or relaxed family lounge.



### Study

The study provides a practical and well-defined workspace, ideal for home working or use as a hobby room. Fitted shelving and cabinetry offer excellent storage and display space, while a wide window brings in natural light, creating a pleasant working environment. The room is well proportioned to accommodate a desk and additional furniture, making it a flexible space suited to modern lifestyle needs.



*The games room is a substantial and highly versatile space, positioned on a mezzanine level off the boot room. Generous in scale, the room is currently arranged around a full-sized snooker table, with ample space remaining for additional recreational uses.*

*A series of windows provide good natural light, enhancing the open feel of the room, while the wide proportions allow for a variety of alternative configurations. The space would lend itself equally well to use as a games or cinema room, hobby space, gym, or additional living accommodation, subject to requirements.*

*Set slightly apart from the main reception areas, the games room offers a degree of separation that makes it particularly well suited to leisure use or potential conversion, adding to the home's flexibility and overall appeal.*



## FIRST FLOOR

*The first-floor landing is a spacious and light-filled central area, forming an attractive focal point to the upper level. A continuation of the timber balustrade overlooks the staircase below, creating a sense of openness.*

*A large window allows for excellent natural light while enjoying pleasant views over the garden and open countryside beyond, enhancing the airy and tranquil feel of the space.*

*The generous proportions provide easy access to the surrounding bedrooms and bathroom, with ample circulation space that reinforces the home's well-balanced layout. There is also scope for occasional seating or additional furniture, making the landing both practical and visually appealing.*



## PRINCIPAL BEDROOM

The principal bedroom is a generous and well-proportioned double room, enjoying an elevated position with attractive views over the garden and open countryside beyond. A wide window allows for excellent natural light, creating a bright and restful atmosphere, while an extensive range of fitted wardrobes provides ample built-in storage. The room comfortably accommodates a large bed and additional furniture, offering both comfort and practicality, with direct access through to the en-suite bathroom. The en-suite is spacious and well appointed, comprising a panelled bath, separate shower enclosure, wash basin with vanity storage and WC. Finished in a light, neutral scheme and benefitting from natural light via a window, the space feels bright and airy, with scope for modernisation to suit individual tastes.



The guest bedroom suite is a spacious and well-presented double room, ideal for visitors or extended family. Generous in proportion, the room comfortably accommodates a double bed and additional furniture, while a large window provides excellent natural light and pleasant outlooks. A comprehensive range of fitted wardrobes and built-in dressing area offers ample storage, enhancing both practicality and comfort.

The room benefits from direct access to its own en-suite bathroom, comprising a panelled bath with shower over, wash basin and WC. Finished in a light, neutral scheme, the en-suite is bright and functional, creating a self-contained and welcoming guest suite well suited to modern family living.



*A further well-proportioned double bedroom provides comfortable additional accommodation, ideal for family or guests. The room enjoys good natural light from a wide window and offers space for a double bed and freestanding furniture, while fitted storage enhances practicality.*

The bedroom is served by its own en-suite bathroom, comprising a panelled bath with shower over, wash basin and WC. Functional and neatly presented, the en-suite provides convenient self-contained facilities, making the room well suited as part of the home's generous family accommodation.



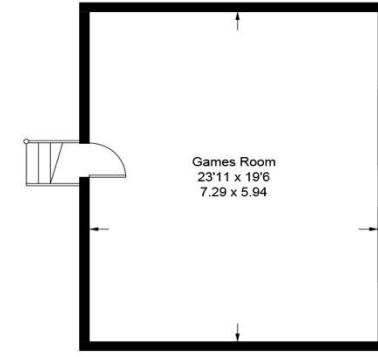
The property is further complemented by two additional double bedrooms, both offering comfortable and versatile accommodation suitable for family members, guests or home working. Each room benefits from good proportions and natural light, with one featuring fitted furniture and open views, creating bright and adaptable spaces to suit a range of requirements.

These rooms are served by a generously sized house bathroom, fitted with a panelled bath, separate shower enclosure, wash basin and WC. Bright and well laid out, the bathroom benefits from multiple windows allowing for excellent natural light and offers ample space for updating if desired.

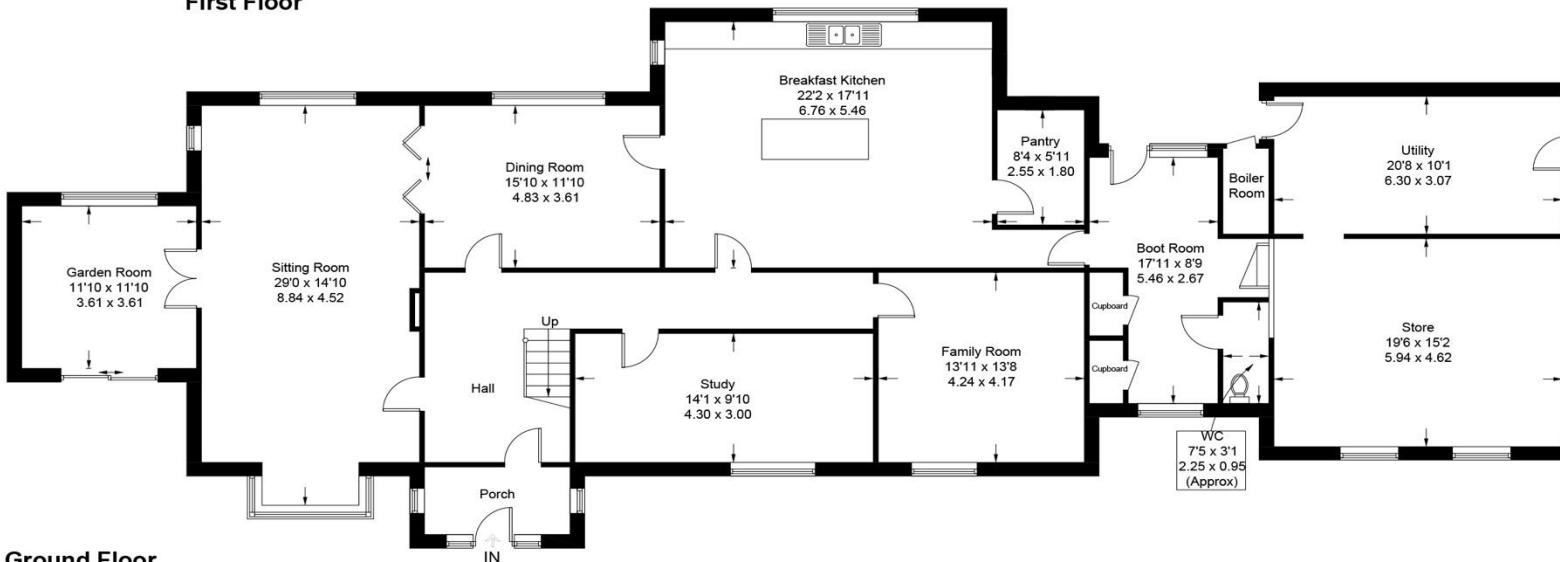


# Parkfield, Galphay Road, Kirkby Malzeard, HG4 3RX

Approximate Gross Internal Area  
 Ground Floor = 2607 sq ft / 242.2 sq m  
 First Floor = 1438 sq ft / 133.6 sq m  
 Games Room = 467 sq ft / 43.4 sq m  
 Total = 4512 sq ft / 419.2 sq m



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



## THE SETTING, GARDENS AND GROUNDS

*Parkfield enjoys a peaceful edge-of-village setting, occupying an elevated position that takes full advantage of far-reaching views across the surrounding Nidderdale countryside. The property is approached via a generous private driveway that opens into an expansive parking and turning area, providing ample space for multiple vehicles. The integral garage has been converted to provide additional internal space but could easily be reinstated as garaging if required.*

The gardens wrap around the house, creating a wonderful sense of space. An extensive stone-flagged terrace offers an ideal setting for outdoor dining and entertaining, connecting with the principal reception areas. Beyond, well-kept lawns are bordered by mature shrubs, established planting and hedging, framing open views across rolling fields and woodland.

The outdoor space has been arranged to balance practicality with lifestyle appeal, offering a safe and level lawn for families alongside quieter corners to enjoy the surrounding landscape. With its open aspect, large driveway and generous plot, the grounds provide both immediate enjoyment and future potential, whether for landscaping, outdoor leisure or further development subject to the necessary consents.





# LOCATION

## KIRKBY MALZEARD

Kirkby Malzeard is a thriving and highly regarded village set amid some of North Yorkshire's most picturesque countryside. Ideally positioned between the charming market towns of Masham and Ripon. At the heart of the community is an excellent range of local amenities, including a primary school, village shop, traditional pub, fish and chip shop, garage, butchers, doctors' surgery, church, sports field, and village hall. This strong village infrastructure supports an active and welcoming community, making Kirkby Malzeard a particularly desirable place to live.

For a broader choice of shopping, dining, and leisure facilities, the nearby towns of Ripon and Masham, provide supermarkets, independent retailers, cafés, restaurants, and sports centres. Harrogate, renowned for its spa heritage and vibrant town centre, lies just 15 miles away.

The village is well placed for families, falling within the catchment area for the highly sought-after Ripon Grammar School, with further secondary schooling available in Ripon and Harrogate. Despite its rural setting, Kirkby Malzeard remains well connected, with easy access to the A1(M) and convenient rail links from Thirsk and Harrogate, both within approximately 30 minutes.

Surrounded by the rolling landscapes of the Nidderdale Area of Outstanding Natural Beauty, Kirkby Malzeard is a haven for outdoor enthusiasts. Open moorland, scenic countryside walks, and bridleways lead directly from the village, offering an exceptional quality of life for those who enjoy walking, cycling, and exploring the natural environment.

## EDUCATION

Kirkby Malzeard offers excellent educational opportunities for families, with a strong choice of both village and nearby schooling. At primary level, the village is served by Kirkby Malzeard Church of England Primary School, which is well regarded locally and provides a nurturing learning environment within the heart of the community. Additional primary school options are available in surrounding villages and nearby Ripon, offering further choice to suit individual family preferences. Secondary education is particularly strong, with the village falling within the catchment area for the highly sought-after

recognised for its academic excellence and sixth-form provision. Non-selective secondary education is also available in Ripon, providing accessible options for families at all stages. Further education and sixth-form opportunities are readily accessible in Ripon and Harrogate, ensuring continuity of education through to post-16 and beyond. Overall, Kirkby Malzeard is exceptionally well placed for families seeking high-quality education within a desirable rural village setting.

## SPORTS AND RECREATION

Kirkby Malzeard offers a wide range of sporting and recreational opportunities, supported by both village facilities and the surrounding countryside. At the heart of the village are the Highside Playing Fields, providing open green space, sports pitches, tennis courts and a children's playground, well used for informal recreation, community events and family activities.

A broader selection of organised sport and leisure facilities can be found in nearby Ripon and Masham, including leisure centres, swimming pools, gyms and a wide variety of clubs and classes catering for all ages and abilities. These include football, cricket, fitness training and indoor sports, offering excellent options for both social and competitive participation.

The village's setting within the Nidderdale Area of Outstanding Natural Beauty further enhances its appeal, with an extensive network of footpaths, bridleways and quiet country lanes ideal for walking, cycling, running and horse riding directly from the village. Additional recreational opportunities, including golf courses and sports clubs, are available throughout the surrounding area, making Kirkby Malzeard an ideal location for those seeking an active outdoor lifestyle.

## TRANSPORT LINKS

### ROADS:

Kirkby Malzeard benefits from excellent road connections that make commuting and regional travel straightforward while retaining its rural charm. The village lies just off the B6165, providing direct routes to the nearby market towns

of Masham and Ripon, where a range of services, amenities and transport links can be found.

The A1(M), a major north-south arterial route, is readily accessible to the east via nearby junctions, offering swift connections to York, Leeds, the wider East Coast corridor and beyond. This ease of access supports both local commuting and longer journeys, whether for work, leisure or travel. For regional travel further afield, major centres such as Harrogate and Thirsk are easily reached by road, enhancing the village's connectivity to broader employment hubs, retail destinations and cultural attractions. The well-maintained network of country lanes linking Kirkby Malzeard to surrounding villages and towns also encourages scenic, direct travel throughout the Nidderdale area.

### TRAINS:

The closest stations are Thirsk Railway Station and Northallerton Railway Station, both of which provide fast and frequent services on the East Coast Main Line. These stations offer direct connections to key destinations including York, Leeds, Newcastle and London, making the village well suited for commuting and longer-distance travel. With both stations accessible by car in approximately 30 minutes, Kirkby Malzeard combines the appeal of rural village living with excellent national rail connectivity.

### AIRPORTS:

Kirkby Malzeard benefits from accessible air travel links to both domestic and international destinations. The nearest major airport is Leeds Bradford Airport, located within approximately 30–35 minutes' drive and offering a wide range of scheduled flights across the UK and Europe. Further afield, Newcastle International Airport provides additional long-haul and international connections, approximately 90–100 miles to the north-east, while other major airports in the broader region such as Manchester Airport and Durham Tees Valley Airport offer further choice for global travel.





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**Method of Sale:** The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

**Services:** Mains electricity, water and drainage. Gas fired central heating.

**Fixtures and fittings:** All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

**Covenants, Easements, Rights of Way:** The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

**Energy Performance Certificate:** Rating D: Full copy of the energy performance certificate is available upon request.

**Tenure and Possession:** The property is offered for sale freehold with vacant possession upon completion.

**Mileages:** Masham 4 miles, Ripon 5 miles, Harrogate 10 miles, Thirsk 18 miles (All mileages are approximate)

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