



WAYSIDE COTTAGE
Mickley, Near Ripon

Carter Jonas

WAYSIDE COTTAGE, MICKLEY, HG4 3JE

Kirkby Malzeard – 3½ miles

Ripon – 7 miles

Masham – 6 miles

The sale of Wayside Cottage offers a rare opportunity to acquire a character home, believed to be the oldest residence in this delightful village, between Ripon and Masham, on the edge of the Yorkshire Dales. The property has only recently undergone an extensive programme of restoration retaining many of the original character features together with a high standard of modern appointment, stripped and stained floors and bespoke fitted window shutters, all creating a comfortable family home.

Mickley is a pretty and picturesque village with tree lined main street at the eastern end of Wensleydale, on the edge of the Yorkshire Dales and Vale of York. Daily shopping facilities are available in the nearby and surrounding villages of West Tanfield and Kirkby Malzeard with more extensive facilities available in Ripon, Masham and Bedale.

The accommodation briefly comprises an entrance vestibule opening into the sitting room with beamed ceiling, stone fireplace and log burner, in turn opening through into the study. The central living room also has a beamed ceiling, feature log storage recess and log burner and rear entrance vestibule and porch opening into the garden. The modern fitted dining kitchen is complemented by a feature Aga and there are French doors opening onto the rear garden. Off the kitchen is a fitted utility room with stable type door to the garden and a guest cloakroom.

A CHARMING, SYMPATHETICALLY EXTENDED AND BEAUTIFULLY RENOVATED DETACHED COTTAGE, SET IN BEAUTIFUL RECENTLY LANDSCAPED ‘COTTAGE’ GARDENS OF APPROXIMATELY ½ AN ACRE AND LOCATED IN THE CENTRE OF THIS SOUGHT AFTER NORTH YORKSHIRE VILLAGE.



At first floor level is a wide central landing with large linen cupboards and exposed roof trusses, principal bedroom with ¾ wall panelling and re fitted en suite shower room with heated towel rail, three additional bedrooms two with exposed trusses and a refitted house bathroom.

Outside, the property is approached through a five-bar entrance gate down a long gravelled sweeping driveway into a forecourt providing ample parking for several vehicles and which in turn leads to a detached garage of matching construction to the extension. A feature of Wayside Cottage are the beautifully tended 'cottage' gardens in all of approximately ½ an acre bounded by open green belt countryside to the rear. They have only recently undergone extensive landscaping and include neat large lawned areas, stone paved terrace/outside entertaining area, well stocked flower beds and borders, productive orchard and summer house.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

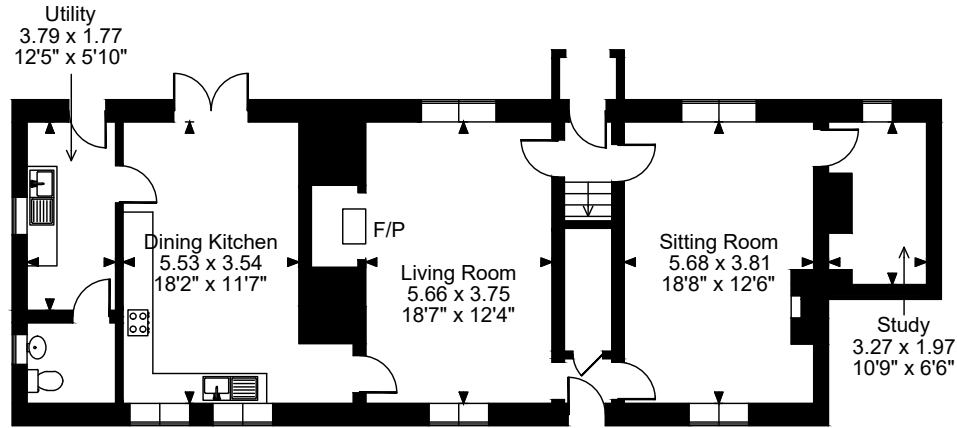
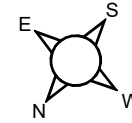
Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - HG4 3JE: Travelling north out of Ripon on the A6108 proceed past Lightwater Valley on the left and through the village of North Stainley. Shortly after turn left signposted to Mickley and upon entering the village on Railer Bank Road, Wayside Cottage is on the left hand side immediately opposite the old chapel.

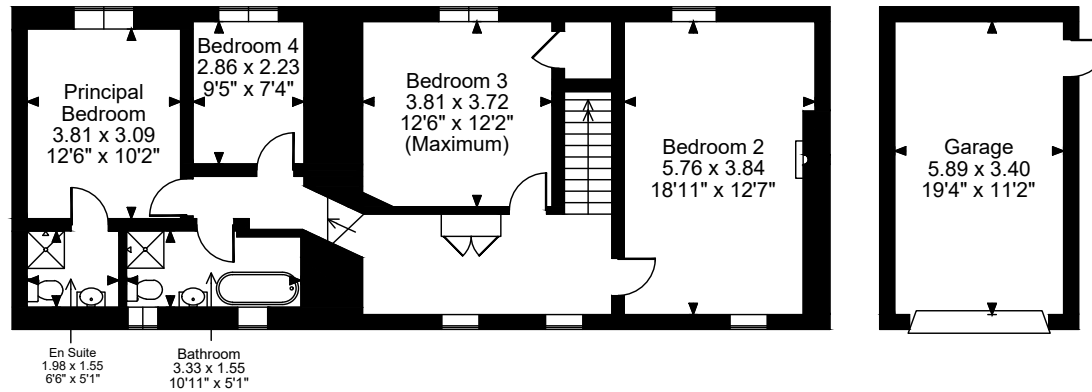




Wayside Cottage, Mickley
Approximate Gross Internal Area
Main House = 2,016 sq ft / 187 sq m
Garage = 216 sq ft / 20 sq m
Total = 2,232 sq ft / 207 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	54
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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