



HEALEY MILL, HEALEY, RIPON, HG4 4LH

Ripon – 12 miles
Masham – 3 miles
Harrogate – 21 miles
A1(M) – 9 miles

Positioned on the southern fringe of Wensleydale and nestled in the heart of this Area of Outstanding Natural Beauty, the Nidderdale National Landscape (formerly ANOB) the village of Healey offers a wonderfully peaceful rural setting close to surrounding towns and amenities. Characterised by open farmland, sweeping valley views and quiet country lanes, Healey is an appealing location for those seeking a slower pace of life without feeling isolated. There is an abundance of walking and cycling routes extending directly from the village, and into the Yorkshire Dales National Park.

Healey benefits from excellent access to nearby market towns. Ripon, with its historic cathedral, independent shops, cafés and weekly market, lies just 12 miles away and provides a wide range of everyday amenities, including supermarkets, schools, leisure facilities and restaurants. The popular market town of Masham is only 3 miles away with its artisan shops, pubs and well-known breweries. Swinton Spa and Country Club is 3 miles away and The Black Swan pub is just over a mile away in Fearby.

For families, the area is well served by a selection of respected primary and secondary schools, while commuters benefit from convenient road links connecting to the wider region, including Harrogate, Bedale and the A1(M).

The properties face due south benefitting from stunning valley views and have been comprehensively improved and updated, retaining much of their original character while offering a high standard of modern comfort throughout. Together, the properties provide generous and highly flexible accommodation, with the added benefit of an established and proven holiday letting income.

A RARE AND FABULOUS OPPORTUNITY TO PURCHASE THREE BEAUTIFULLY PRESENTED PROPERTIES IN THE HIGHLY REGARDED VILLAGE OF HEALEY, SET IN THE HEART OF THIS AREA OF OUTSTANDING NATURAL BEAUTY AND LOCATED JUST A FEW MILES FROM MASHAM. THE PROPERTIES WOULD BE IDEAL FOR MULTI-GENERATIONAL LIVING, FOR AN ADDITIONAL INCOME, OR A COMBINATION OF BOTH.





THE PROPERTIES

Healey Mill is a Grade II listed converted former corn mill, presented in excellent condition throughout and offering generous and versatile accommodation arranged over four floors. The property includes five double bedrooms and four bathrooms, together with well-balanced family space comprising a sociable open-plan kitchen and living room, a separate dining room, boot room and games room. To the lower ground floor there is a practical utility area and wine cellar, providing useful additional storage and ancillary space.

Adjoining the mill is The Barn (also Grade II listed), a beautifully presented three bedroom, three bathroom property finished to a high standard. The Barn could easily be reconnected to the mill if additional internal accommodation is required or alternatively occupied independently. It also offers clear potential to generate further income, either as a long-term let or as a holiday let.

The Mistal is graded 5* Gold by Visit England Assessment Services, which has proved to be both popular and successful, gross income is circa £20,000 for the April to September season. The cottage provides three double bedrooms, two bathrooms, two reception rooms and a spacious dining kitchen, together with the benefit of a private courtyard garden, making it particularly appealing to guests.

The whole is offered for sale as a single lot.









OUTSIDE

The properties sit within attractive, established gardens and grounds extending to approximately 2 acres, featuring the original Mill Pond, various lawned and seating areas including a fabulous dining gazebo, complemented by ample parking and an additional paddock area to the west.

Our clients also rent a further 2 acres of paddock area from The Swinton Estate for a peppercorn rent.

ADDITIONAL INFORMATION

Tenure: We are advised that the properties are freehold with vacant possession given on legal completion. The Barn is held on a separate title to The Mistal & Healey Mill.

Services: Mains water and electricity are installed with private drainage, heating is provided by a biomass boiler supplemented by wood burners in each property.

Agents Note: Further information regarding the current 5* Tourist Board-rated holiday letting income for The Mistal is available from the selling agent.

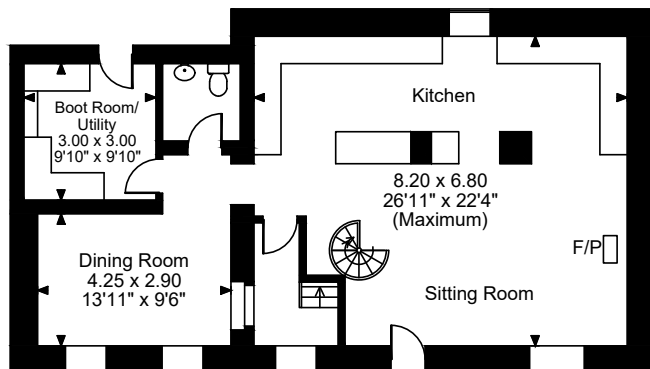
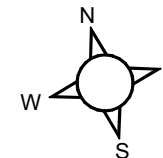
The Mistal is formally designated for use as a holiday cottage and cannot be lived in full time.

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

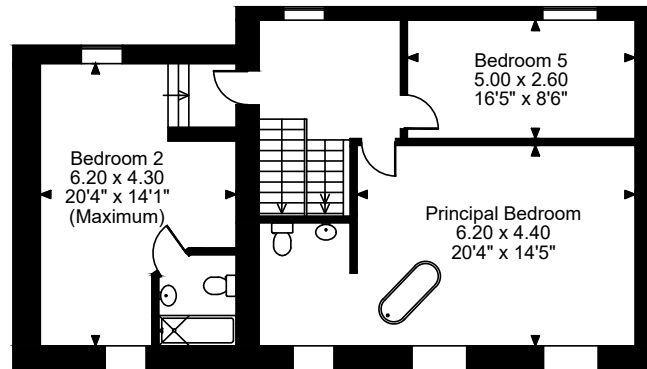
Directions - HG4 4LH: On the northern outskirts of Masham proceed west signposted for Fearby, Healey and Leighton Reservoir. Continue through both Fearby and Healey and as you go down the hill with the mill on the right hand side.



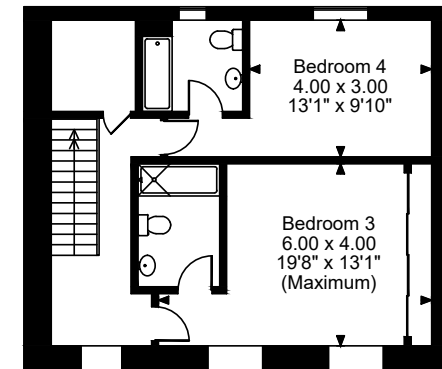
Healey Mill, Healey, Ripon
Approximate Gross Internal Area
Main House = 3,024 sq ft / 281 sq m
Garden Store & Dining Gazebo = 397 sq ft / 37 sq m
Total = 3,421 sq ft / 318 sq m



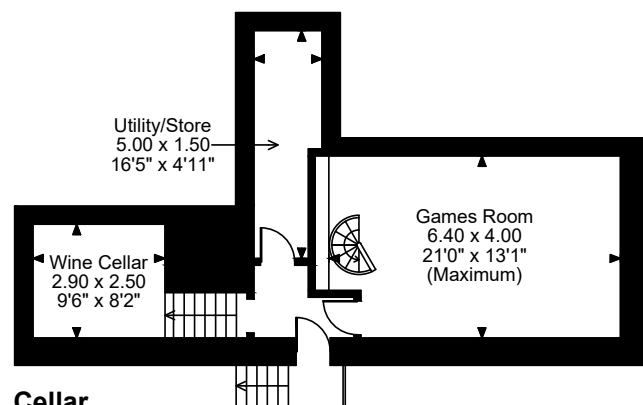
Ground Floor



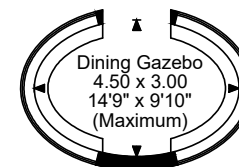
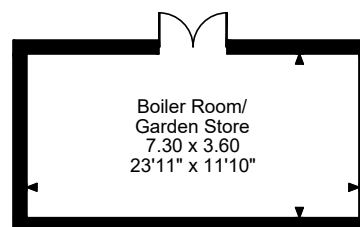
First Floor



Second Floor



Cellar

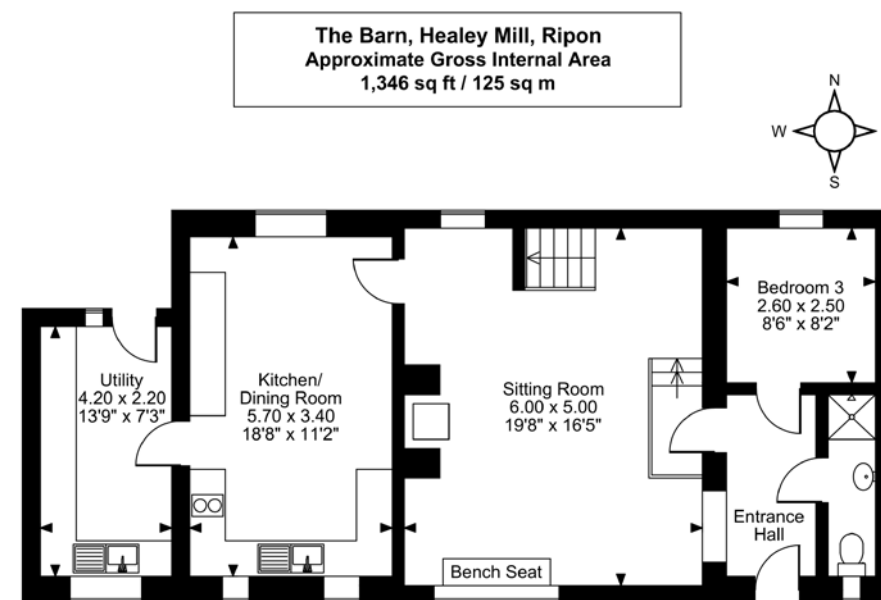
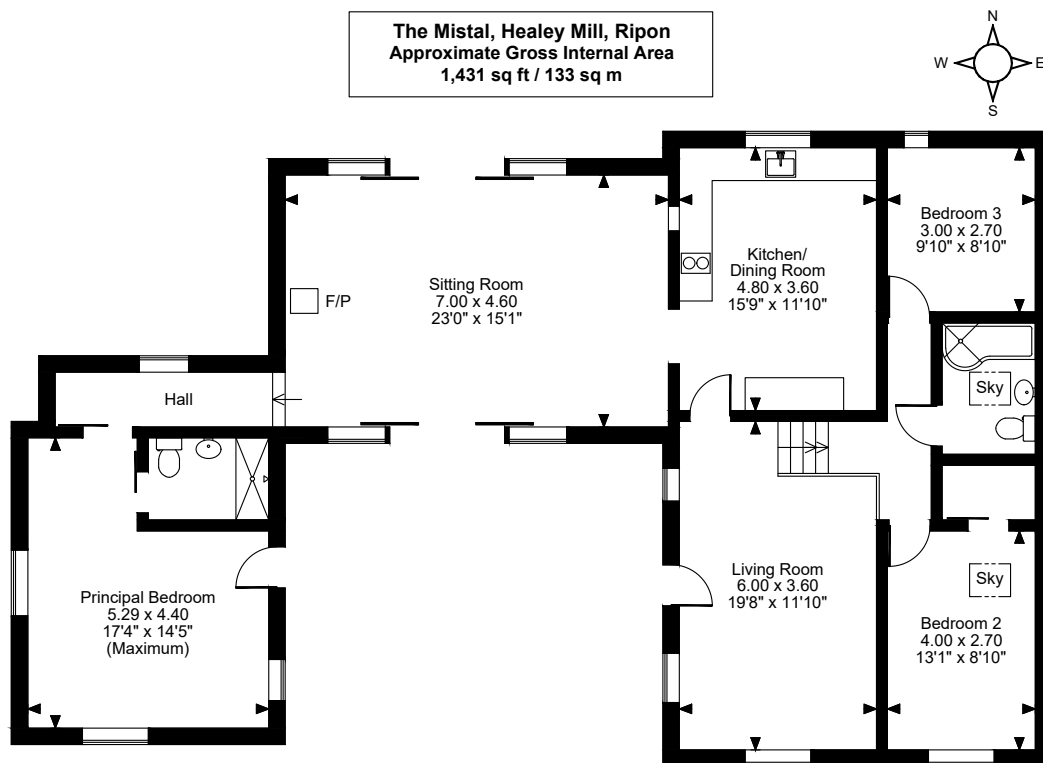


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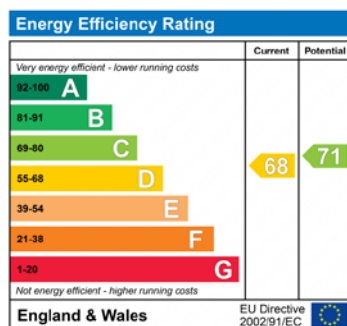
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

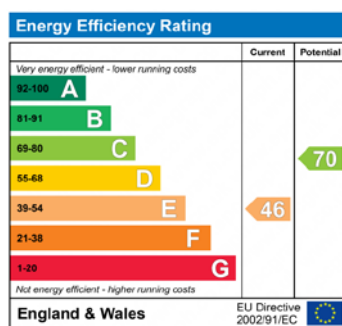


Ground Floor

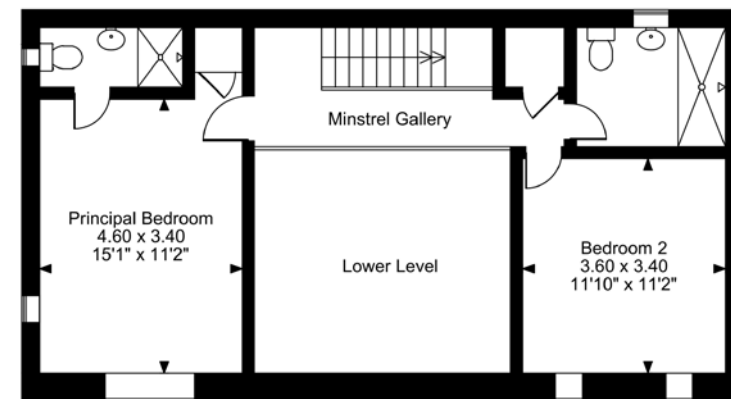
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The Mistal EPC



The Barn EPC



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