



**WAYSIDE COTTAGE**  
Mickley, Near Ripon

**Carter Jonas**

## **WAYSIDE COTTAGE, MICKLEY, HG4 3JE**

Kirkby Malzeard – 3½ miles

Ripon – 7 miles

Masham – 6 miles

Wayside Cottage offers a rare opportunity to acquire a character home in this delightful village, between Ripon and Masham, on the edge of the Yorkshire Dales. Recently extended, the property retains many of the original character features together with a high standard of modern appointment, creating a comfortable family home. There are lovely countryside walks quite literally on the doorstep.

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. 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. Mickley is also within the catchment area for Ripon Grammar School.

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 garden room. The central living room also has a beamed ceiling and log burner and rear entrance vestibule and porch opening onto 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.

At first floor level is a wide central landing with large linen cupboards and exposed roof trusses, principal bedroom with walk in wardrobe and an en suite shower room, three additional bedrooms and a refitted house shower room.

**A CHARMING AND SYMPATHETICALLY EXTENDED AND RENOVATED DETACHED COTTAGE, SET IN BEAUTIFUL SOUTH FACING ‘COTTAGE’ GARDENS OF APPROXIMATELY ½ OF AN ACRE AND LOCATED IN THE CENTRE OF THIS SOUGHT AFTER NORTH YORKSHIRE VILLAGE, WITHIN THE NIDDERDALE AREA OF OUTSTANDING BEAUTY.**



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 and well stocked 'cottage' gardens of approximately ½ an acre bounded by open green belt countryside to the rear.

## ADDITIONAL INFORMATION

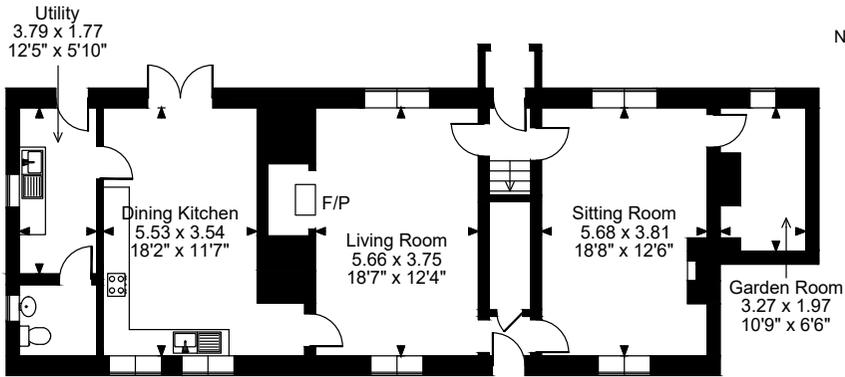
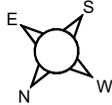
**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

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

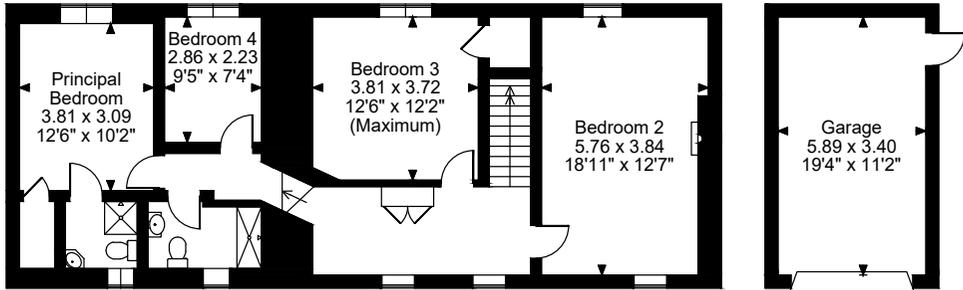
**Directions - HG4 3JE:** Travelling north out of Ripon on the A6108 proceed past Lightwater Valley on the left and through the village of North Stainley. Shortly after turn left signposted to Mickley and upon entering the village on Railer Bank Road, Wayside Cottage is on the left hand side immediately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

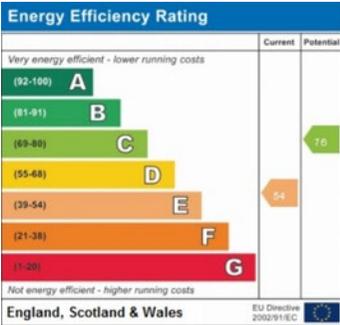


**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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