



Millgate, Masham, HG4 4EQ

£535,000

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A truly unique property and a rare opportunity; this most attractive, stone-built detached home occupies what must be considered one of the finest locations in the beautiful and historic lower dales market town of Masham. Just a few steps (approximately 80 metres) from the market place down a quiet lane within Masham Conservation Area, the house stands on a stunning terraced garden site and offers the most spectacular, far-reaching, open views over sports fields from the rear.

SOLO SAY: Commissioned by the proprietor of a local hostelry in 1975, and now offered to the market for the first time since 1980, we are delighted to be entrusted with finding a new owner for this remarkable property. During their enjoyable forty-five year tenureship, it is clear the owners bestowed great care and attention upon both the house and garden, which are sure to offer many years of pleasure to the successful buyer.

The property offers spacious and flexible accommodation with an unusually expansive conservatory providing versatile additional space for families, entertaining or just enjoying the gardens and views in all weathers. A new gas central heating boiler has just been installed (April 2025) and the house benefits from quality 'Plantation' shutters and additional external security shutters.





The neat and well-presented accommodation comprises: A square reception hall with stairs to the first floor, downstairs toilet and useful store, a bright and generously proportioned sitting room with feature fireplace, wide front window, further window to the side and sliding doors to the conservatory... This valuable addition offers wonderfully versatile living space with tiled floor, wood-burning stove and large windows having panoramic views.

On the first floor, the landing leads to bedroom one with stunning views, bedroom two with the same lovely views, good-size double bedroom three with fitted wardrobes, and a modern house bathroom with bath and separate shower.



Keen gardeners and those who enjoy the outdoors will be most enamoured by the stunning landscaped garden, with terraces arranged on various levels connected by footpaths and steps and interspersed by rockeries, flower bed borders, lawn, gravelled areas and a variety of specimen and mature trees.

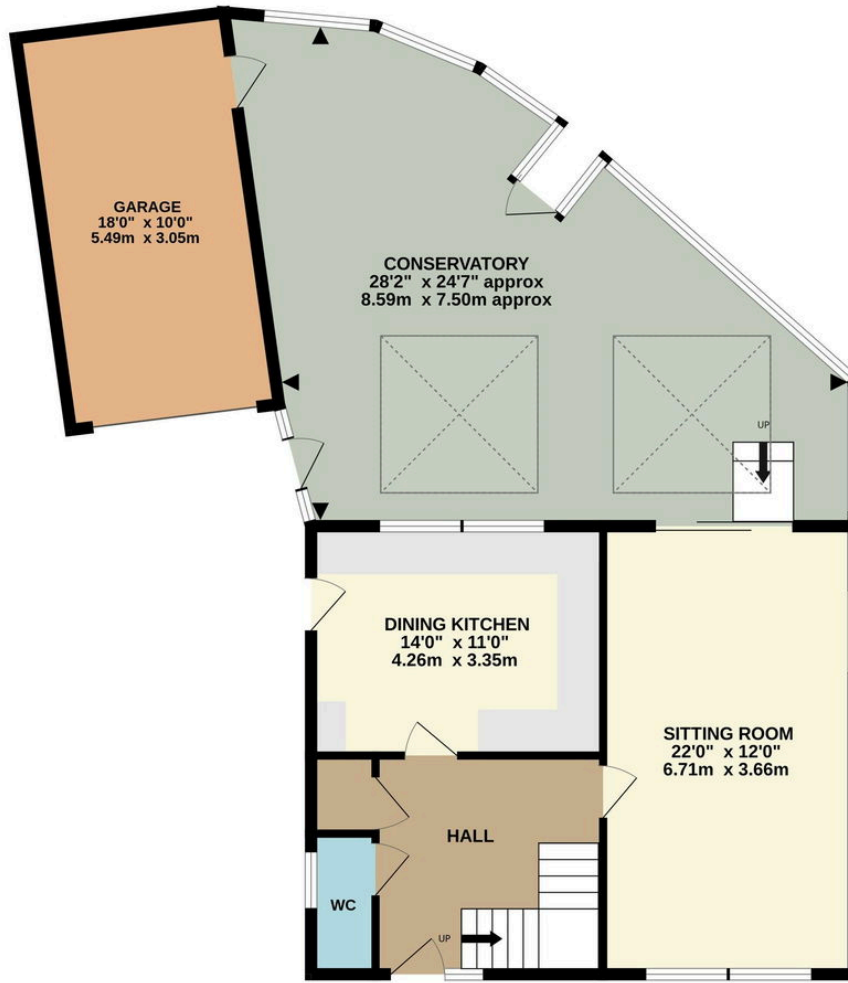
The Garden Room is another thoughtful addition, fully insulated with power connected and offering potential for a wide range of uses. A driveway leads to a good-size single garage.

Agent's note: We are informed a pedestrian right of access exists over the driveway for the neighbours to access their property.

The property sits along peaceful Millgate, a pretty 'no-through-road' within Masham Conservation Area, just moments from the Market Place and an excellent range of traditional amenities including shops, pubs and restaurants as well as a Co-op supermarket. Masham boasts a thriving community and supports many events and activities throughout the calendar, together with regular markets. This picturesque and historic small market town is situated amidst the stunning scenery of Lower Wensleydale, ideally placed for delightful walks, countryside pursuits and exploring the dales.

An excellent local road network connects with Ripon to the south, Bedale to the north and the A1(M) to the east for ease of access to the rest of the region.



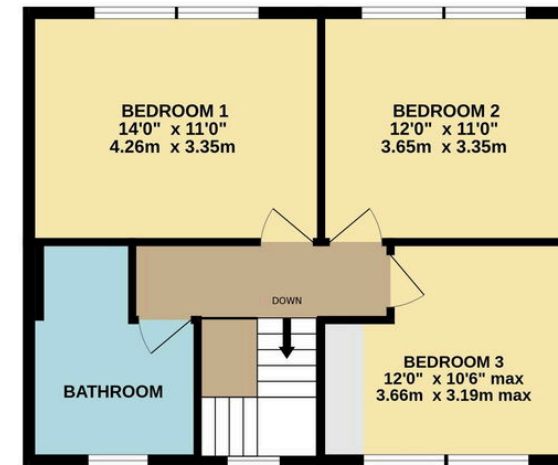


GROUND FLOOR
1248 sq.ft. (116.0 sq.m.) approx.



TOTAL FLOOR AREA : 1804 sq.ft. (167.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.

01765 608203

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