



MILLGATE COTTAGE

3 MILLGATE | MASHAM | NORTH YORKSHIRE | HG4 4ED

Millgate Cottage is a charming attached period home dating back to the mid-18th century, built in traditional mellow natural stone beneath a stone-tiled roof.

The cottage offers bright, well-proportioned accommodation arranged over three floors, blending historic character with comfortable living spaces.

Externally, the property enjoys extensive tiered gardens and grounds, which take full advantage of the wonderful outlook across the neighbouring cricket field, recreation grounds, and open countryside beyond.

Ideally positioned just off the market square, Millgate Cottage sits in the heart of the picturesque market town of Masham, with its thriving community, excellent amenities and stunning scenery.

Included in the sale is an additional area of land, measuring approximately 0.2 acres, with its own separate access - providing further potential and versatility.

ACCOMMODATION

GROUND FLOOR

- Sitting room
- Inner hallway
- Study
- Cloakroom
- Breakfast kitchen

FIRST FLOOR

- Landing
- Principal bedroom
- House bathroom

SECOND FLOOR

- Two further double bedrooms

EXTERIOR

- Terraced gardens and grounds
- Stone flagged dining and entertaining terraces
- Stone and timber garden stores
- Additional area of land with separate access

The sitting room is a warm and characterful space that blends period charm with a relaxed, contemporary feel. A striking exposed timber beam runs across the ceiling, adding to the room's historic appeal. Soft neutral décor and generous natural light create a bright and inviting atmosphere, enhanced by the front window and glazed entrance door.

At the heart of the room is a cosy wood-burning stove set beneath an attractive stone lintel, providing a strong focal point. Built-in alcove shelving on either side offers practical storage and display space.





The study offers a peaceful and versatile area ideal for home working or hobbies. A window to the kitchen allows borrowed light into the room.

The inner hall is a characterful space featuring a built-in bookcase set beneath an exposed timber lintel. Its softly curved walls and neutral décor highlight the cottage's period charm, while light from the adjoining kitchen brightens the passage and enhances the sense of flow through the ground floor.

The cloakroom adjacent to the study is neatly fitted with a pedestal washbasin and WC, complemented by patterned floor tiles and built-in shelving that provides useful storage. Its clean, neutral finish creates a practical and well-presented ground-floor facility.



The breakfast kitchen is a bright and welcoming space, thoughtfully designed to make the most of its outlook and natural light.

Fitted with Shaker-style cabinetry in a soft, muted tone and complemented by warm wooden work surfaces, the room combines traditional charm with modern practicality. A mosaic-tiled splashback adds colour and texture, while a range-style cooker and stainless-steel extractor create a smart focal point.

Overhead skylights, together with a wide window above the sink, flood the room with daylight and provide pleasant views of the terrace, gardens and views beyond.

The layout offers excellent storage and workspace, with integrated cupboards and a well-planned U-shaped configuration.

At one end of the room, there is space for a breakfast table, making this an ideal area for everyday dining.

A stable door leads out to the garden, enhancing the connection between the indoor and outdoor spaces and offering convenient access.

Stone-flagged flooring runs throughout, adding character and durability to this well-presented kitchen.



FIRST FLOOR

The principal bedroom is a wonderfully spacious and light room, featuring an impressive exposed timber beam that highlights the cottage's period character. A large window provides an attractive outlook while filling the room with natural light. Soft décor and generous proportions create a calm and elegant atmosphere. The room also includes a useful storage/dressing area, adding flexibility and practical appeal.

The house bathroom is a generous and well-appointed space, combining traditional charm with modern convenience. It features a contemporary white suite including a pedestal washbasin, WC, a curved bathtub with mixer tap and shower attachment, and a separate glazed shower enclosure.

An exposed ceiling beam adds rustic character, while a wide window brings in natural light. Subtle tiling, built-in shelving, and neutral décor complete this bright and welcoming bathroom.



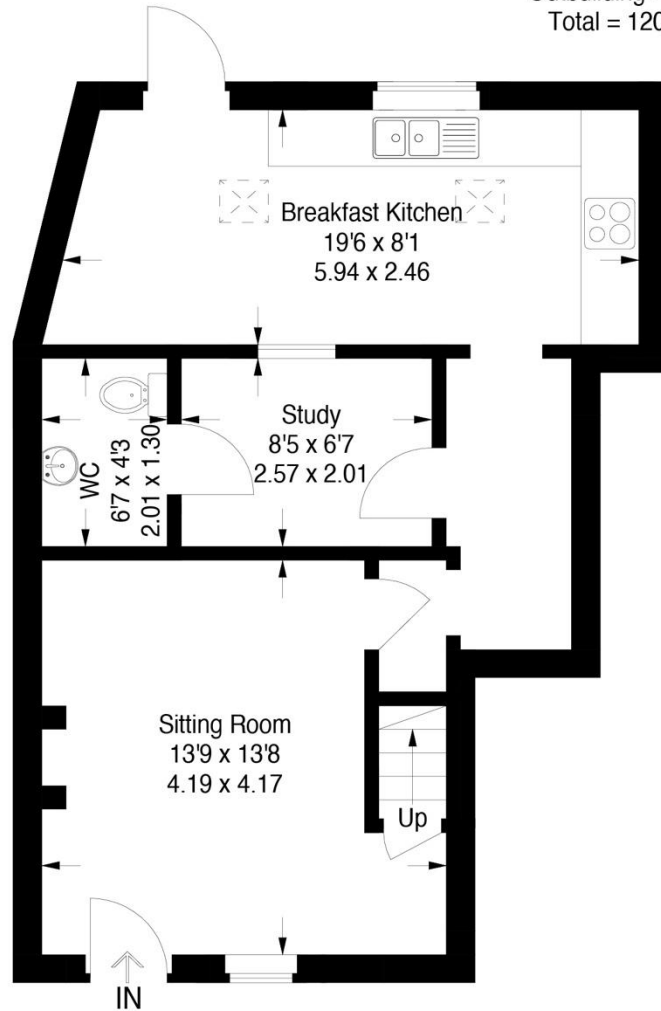


SECOND FLOOR

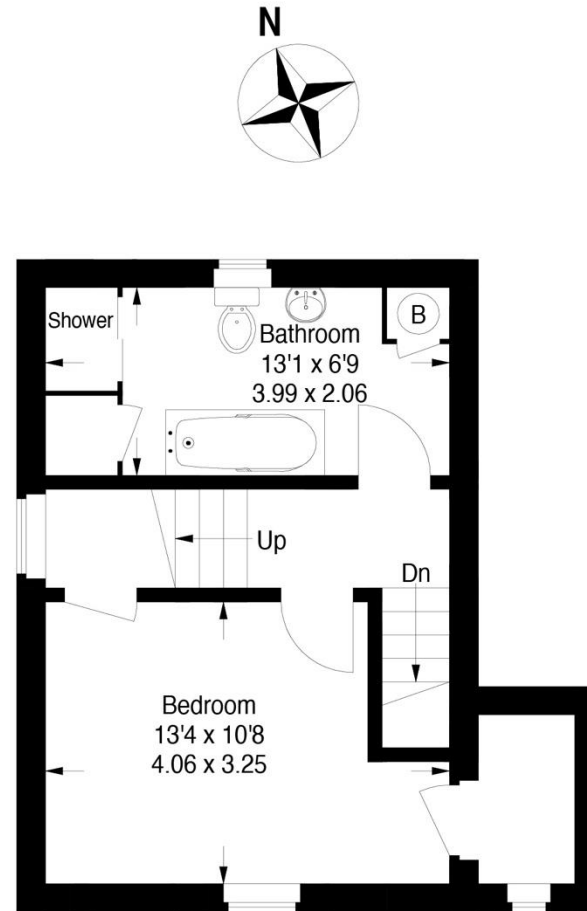
The staircase leads to the second floor, where two further double bedrooms can be found. The larger of the double bedrooms offers a blend of character with comfort, creating a warm and inviting retreat. Soft neutral tones pair beautifully with natural light streaming through the cottage-style window, enhancing the calm and airy feel. The room is further complemented by convenient built-in storage, ensuring a practical and well-organised space.

Millgate Cottage, 3 Millgate, Masham, HG4 4EQ

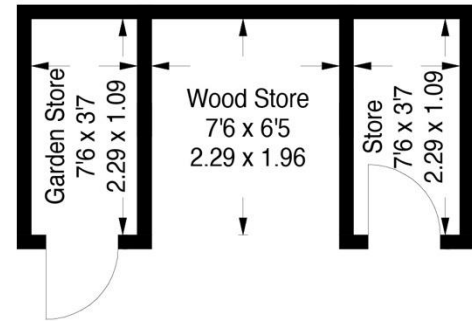
Approximate Gross Internal Area
 Ground Floor = 502 sq ft / 46.6 sq m
 First Floor = 312 sq ft / 29 sq m
 Second Floor = 277 sq ft / 25.7 sq m
 Outbuilding = 110 sq ft / 10.2 sq m
 Total = 1201 sq ft / 111.5 sq m



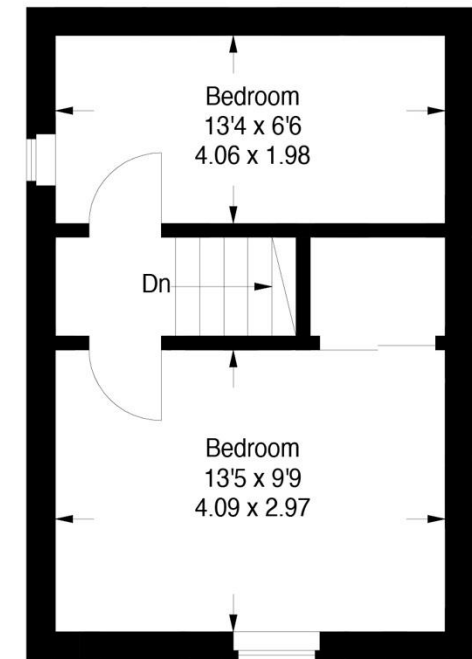
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



Second Floor

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

GARDEN AND GROUNDS

The outdoor spaces are arranged across a series of attractive terraced levels, creating a variety of areas for dining, relaxing and enjoying the superb outlook.

Closest to the house is a generous dining and entertaining terrace, laid with stone paving and enclosed by characterful boundary walls and fencing. This sheltered section provides an ideal space for outdoor meals and gatherings, with ample room for seating and container planting.

Steps lead down through further seating terraces, each offering its own peaceful spot to pause and take in the surroundings. These tiered areas make excellent use of the natural slope, creating inviting corners for relaxation throughout the day.

The lower level opens into a lawned garden bordered by established planting, shrubs and trees. From all levels of the garden, there are stunning views across the neighbouring recreational park and cricket field, giving a wonderful sense of openness and connection to the village setting.

Altogether, the terraced layout provides a beautifully varied and versatile outdoor environment, perfect for both everyday enjoyment and entertaining.





LOCATION

MASHAM

Masham is a thriving and picturesque market town set at the edge of Wensleydale in the heart of the Yorkshire Dales. Centred around one of the largest and most attractive market squares in England, it has a rich heritage and a warm, welcoming community.

The town offers a wide selection of amenities and facilities, including butchers, bakers, two renowned breweries, hairdressers, galleries, a grocer and greengrocer, delicatessen, fine wine shop, newsagent, chemist, supermarket, petrol station and a bustling twice-weekly market that brings the square to life.

Masham is also well served with excellent cafes, hotels and restaurants, as well as a thriving primary school and two historic churches. The town's cricket and recreational ground adds to its strong sense of community, providing both open green space and a hub for local sporting activity. Cultural events and traditional festivals take place throughout the year, adding vibrancy and character to this charming Dales town.

Just over a mile away lies the glorious Swinton Park Estate, a magnificent country estate offering a superb destination for a sumptuous afternoon tea, fine dining, or the opportunity to indulge in the luxurious spa and country club facilities. With beautiful riverside walks, scenic countryside and a wealth of amenities on the doorstep, Masham combines rural tranquillity with an exceptional quality of life.

EDUCATION

Masham and the surrounding area offer a good range of educational options for families. Masham Church of England Primary School sits at the heart of the community and enjoys a strong reputation, with small class sizes, an inclusive ethos and close links to the town's heritage. The school feeds into a number of well-regarded secondary options in the wider area.

For older students, the nearest secondary schools include Bedale High School and Ripon Grammar School, the latter being a selective state boarding school consistently recognised for academic excellence.

Richmond School & Sixth Form College and Wensleydale Schools in Leyburn also serve the region, offering a broad curriculum and sixth form provision.

Families are also within reach of several independent schools, including Aysgarth School (a well-known preparatory school), Queen Mary's, Ampleforth College, and schools in Ripon and Harrogate. Together, these options provide a wide choice of educational pathways, from early years through to sixth form.

SPORTS AND RECREATION

Masham offers a rich and varied selection of sports and recreational activities, benefiting from both its vibrant community facilities and its superb Yorkshire Dales setting. The Masham Recreation Ground is home to local cricket, football and bowls clubs. The cricket field, with its beautiful backdrop, hosts regular matches throughout the season and is a key hub for local sport and social events.

For those who enjoy walking, running or cycling. Scenic footpaths and riverside trails follow the River Ure and weave into the surrounding countryside, while longer-distance routes such as the Ripon Rowel Walk and the Swinton Estate paths offer journeys through woodland, moorland and parkland. The nearby Swinton Park Estate also provides access to an impressive range of outdoor pursuits, including fishing, riding, clay pigeon shooting and country walks, as well as the luxury spa and leisure facilities at the estate's country club.

In the wider area, there are opportunities for golf at Bedale and Ripon, water sports and wild swimming at various local spots, and a thriving calendar of community sports activities, fitness classes and events.

ROAD NETWORKS

Masham is well connected by a network of local and regional roads, making it easy to travel. The town sits just a short distance from the A6108, which links directly to Ripon, Leyburn, Middleham, and other nearby market towns. This route provides convenient access to everyday amenities, schooling and leisure facilities in the wider area. To the east, the A1(M) is a short drive away, offering direct connections north towards Catterick, Darlington, and County Durham, and south towards Ripon, Harrogate, York, and Leeds.

town to the many villages and beauty spots of Wensleydale and Nidderdale. Despite its peaceful setting, Masham benefits from excellent transport links, offering a perfect balance of rural living with easy connectivity.

TRAIN LINKS

Masham is well placed for access to several nearby stations that provide convenient links across the region and beyond. The closest major station is Thirsk, around 25 minutes drive away, offering regular direct services on the East Coast Main Line to London King's Cross, York, Newcastle, Edinburgh, and other key destinations. This makes long-distance travel fast and reliable for both commuters and leisure travellers.

Other nearby stations include Northallerton and Harrogate, each providing routes across Yorkshire and connections to wider national networks. Northallerton also sits on the East Coast Main Line and offers additional high-speed services, while Harrogate provides regular trains to Leeds, York, and London.

AIRPORTS

Masham is well positioned for access to several regional and international airports, making both domestic and overseas travel straightforward.

The nearest airport is Leeds Bradford Airport (LBA), approximately 50 minutes drive from the town. It offers a wide range of UK and European flights, including regular services to London, major holiday destinations, and key business hubs.

Slightly further afield, Teesside International Airport is around a 45–50 minute drive and provides additional routes to destinations such as Amsterdam (a major international connection point), as well as seasonal and domestic services.

For long-haul and an even broader selection of global routes, Manchester Airport—one of the UK's busiest - can typically be reached in around 1 hour 45 minutes via the A1(M) and M62 road network. Newcastle International Airport, also just over an hour away, offers flights across Europe and to selected international destinations.



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: Bedale 6 miles, Ripon 9 miles, Thirsk 15 miles, Harrogate 19 miles, York 38 miles, Leeds 43 miles (All mileages are approximate)

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Buchanan Mitchell
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

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