



WAYSIDE  
COTTAGE

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HALTON EAST



Situated in an idyllic rural setting, with beautiful views, space, modern comforts, historical features and character, Wayside Cottage is the serene escape you've been searching for.



*“It’s a very attractive house both inside and out, with lots of character and beautiful gardens.”*

Boasting original elements dating back to the 1800s, Wayside Cottage has been lovingly restored and extensively extended over the years, resulting in a wonderful family home that seamlessly blends historical charm with contemporary living.

Wend your way down the quiet lane and pull up in the driveway where there is ample parking for up to two cars.



# WELCOME

## TO WAYSIDE COTTAGE

A cottage style front garden, bursting with plants, trees and wildlife, creates a welcoming scene as you approach the front door. Wisteria vines, climbing roses and clematis surround the entrance, awaiting their turn to bloom, promising an additional layer of beauty and fragrance as you enter this picture-perfect cottage.

A glazed door brings you into a wide and welcoming hallway. The staircase ahead invites you upstairs, but first turn left into a bright and spacious lounge. Flooded with light, courtesy of the large sash and French windows, and carpeted throughout in neutral tones, this spacious lounge is the perfect place to relax.

On warmer evenings, open the French windows that overlook the cottage garden and take in the summer air that is filled with the scent of honeysuckle and lilac. Take a spot on the large, cushioned window seat to watch the wildlife in the rear garden or relax with a favourite book.

In winter, light the wood-burning stove, inset in its handsome stone surroundings to curl up against the fire for a movie or games night with the family. With so much space and comfort, the room is flexible and adaptable to any occasion.





# LIGHTER

BRIGHTER LIFESTYLE

Flow through to the large open-plan kitchen-diner, where Fired Earth limestone tiles stretch out underfoot, providing both a practical and beautiful flooring for the space.

Ideal for hosting large dinner-parties or family meals, the spacious dining area is the ideal place to entertain. A glazed door opens to the paved patio leading to the garden and curved seating area, perfect to wander outside with a drink or snack in hand.

On summer evenings, take marshmallows out to warm on the fire-pit, before returning to the dining room to indulge in a decadent dessert!



## THE HUB OF THE HOME

Make your way into the cosy country kitchen, fully updated in 2013, where the oil-fired AGA radiates a warm heat beneath a handsome wooden mantel. Bespoke wooden cabinets line the walls above and below the granite worktops, offering plenty of storage space and other appliances include an integrated fridge and dishwasher.

*“The house is perfect for a family or those who like lots of space and rooms with the flexibility to be used in different ways. We have brought our children up here and loved it.”*



Discover a pantry just outside the kitchen, ready to keep all food and items neatly organised, along with additional room for a fridge and freezer under the worktop. An additional door provides access out to the covered driveway and garage, making for a handy entrance point to the home when returning from adventures outdoors with canine companions.

Returning to the entrance hall, pass the convenient large cloakroom and step up into the snug. A wood-burning stove sits in the stone fireplace, ready to be lit in the wintertime. Bespoke cupboards offer additional storage, and the large windows display the wonderful front garden and fill the room with light.

Make your way into a large utility and laundry room, where an abundance of units provide all the storage space you could need. Home to the washing machine and oil boiler, with sink, ample counter-top space and door leading out to the back garden, it's a wonderful area to get all household tasks done with ease and efficiency.

Retrace your steps back to the entrance hall and make your way to the upper floor to a wide landing overlooking the staircase.

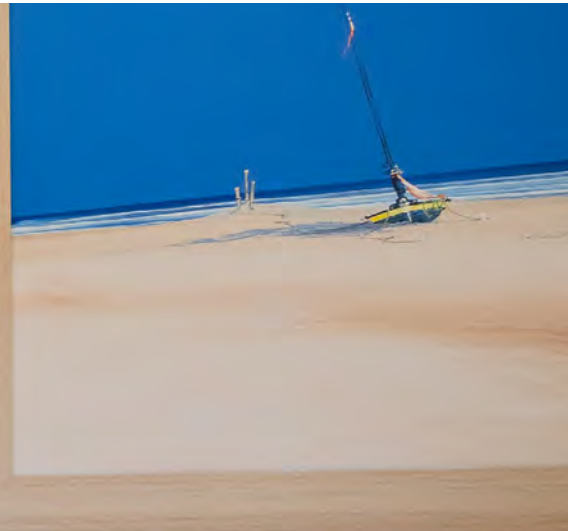


# WHERE DREAMS ARE MADE

Turn right to discover the principal suite at the end of the corridor. Triple aspect windows create a bright and airy ambience, as well as providing wonderful scenes of the gardens and views beyond. A beautifully furnished dressing area with bespoke fitted wardrobes is ready to house all your clothing and personal items and provides ample space to get ready in style and comfort.

Flow through to the large en-suite, and warm your toes on the Fired Earth limestone flooring as you fill the roll top bath to the brim with bubbles. Enjoy a relaxing soak, with the doors to the Juliet balcony open before you, displaying scenes of the garden and rolling hills beyond. Also featuring a large, walk-in shower, WC, double wash basin and extra room for storage and seating, it's a spa-like sanctuary.





Make your way back to the landing and pass the bespoke storage and airing cupboards and turn left into the family bathroom with underfloor heating. Comprising walk-in shower, roll top bath, WC and wash basin with Fired Earth units and fittings, it's the ideal place to revive and refresh.

At the other end of the landing discover a large double bedroom with a feature polished wooden floor and window seats overlooking the front garden. Make your way back to the top of the stairs to find another large, double bedroom. Fitted bespoke wardrobes line the walls, providing ample storage space and dual aspect windows flood the room with light. Two more bedrooms can be found along the landing, both are bright and airy, and perfect places to rest and relax.





# A WORLD OF COLOUR

Both front and rear gardens to Wayside Cottage are filled with as much personality and charm as the home itself. To the front, a cottage style garden is filled with lush foliage. With something for all seasons, from snowdrops and daffodils to tulips, with geraniums, forget-me-nots and the apple and lilac trees, it will never fail to be something to admire. Step across the York stone slabs to the bench that catches the morning sun and sit for a while with a coffee as you watch the wildlife amongst the flowers. Wisteria wends itself around the door, along with honeysuckle, lilac, and a climbing rose, framing the charming entrance to the home and providing a wonderful display of scent and colour in the summer months.

A cobblestone driveway to the side of the home offers parking with a carport providing shelter and leading to the large garage. Fitted with power, store all gardening and sporting equipment safely away from the elements. Additionally, there is a storeroom located just off the garage for extra storage. A door from the garage leads into the back garden, emerging into the patio area with a bespoke curved stone seating area, perfect for entertaining guests. An ideal place for a fire-pit, gather around friends and family for nights of watching the flames and enjoying conversation.



Steps lead up to an immaculate lawn, surrounded by mature plants and trees. Make your way into the summerhouse and take a seat inside, sheltered and private, it offers the chance to enjoy the garden whatever the weather. In summer months, catch the last of the sun on the patio area and dine alfresco, as you take in a garden that is peaceful, private and filled with wonder.



Malham Cove



## OUT & ABOUT

Perfectly positioned, Wayside Cottage is a home that ticks every box. With an abundance of walks and hikes straight from your doorstep, pull on your boots and take to the moors.

For a longer stroll, make your way to Bolton Abbey Estate for a day out with the family. Wander around the Priory Church ruins and take in the beautiful riverside setting before crossing on the infamous stepping stones. Pack up a picnic to enjoy on the beach area and admire the view as you paddle in the river.

Hop in the car and visit the village of Malham. Admire the views before heading to Malham Cove and Tarn to take a circular walk to enjoy these two Yorkshire Dale landmarks.

For shopping, restaurants, cinemas, and weekly markets, both Skipton and Ilkley are just a short drive away, offering everything you could need from a lively, larger town. Commuting and travelling further afield is a breeze, with Skipton train station just a ten-minute drive away, offering direct trains to Leeds, Bradford, and London.

Families are well served, with the home being in the catchment area for Skipton Girls' High School and Ermysted's Grammar school, as well as Upper Wharfedale School in Threshfield. In such a great setting, with so many adventures awaiting you on your doorstep, Wayside Cottage is the perfect family home that combines comfort, space, and versatility.

# ASK THE OWNERS

WHERE DO I GO WHEN I NEED...



A walk?

The walk towards Bolton Abbey is a lovely one!



Meal out?

Efendy is a Turkish restaurant in Skipton that is just brilliant. Alexander's offers a great place for cocktails and a meal out.



Café?

Bean Loved in Skipton is a great coffee house and café.



Supermarket shop?

Skipton is just a 10-minute drive away and has a selection of large supermarkets.



Day out with the kids?

So much to choose from! Bolton Abbey is close by and such a wonderful place to visit with so much to do.



Train station?

Skipton train station is just a short drive away and links to major lines.



Bolton Abbey

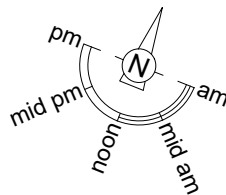


## Wayside Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area  
 Ground Floor = 118.4 sq m / 1274 sq ft  
 First Floor = 138.1 sq m / 1486 sq ft  
 Garage / Store = 24.2 sq m / 260 sq ft  
 Total = 280.7 sq m / 3020 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1082310)



## FINER DETAILS

### Home:

- Skipton has again been included in the top 20 'happiest places to live' in the UK, ranked 6th nationally
- 1800s home which is oozing character
- 5 bedrooms, 2 bathrooms, 2 reception rooms
- 2 parking spaces and garage
- Freehold

### Services:

- Mains electricity, water and drainage
- Oil central heating
- Council tax band G
- Super-fast internet
- Good phone service across networks

### Garden, Grounds and Location:

- Private parking for 2 cars
- Single garage
- Patio area
- Grassed area
- Views over Beamsley Beacon, Black Hill, fields and moors
- Bolton Abbey and Skipton close by



## Wayside Cottage, Halton East, Skipton, BD23 6EH

Directions: From Skipton take the A59; continue past the Skipton Golf Club on your left, and when you reach the next roundabout, take the 1st exit to stay on the A59. Stay on this road for 1 mile before turning left onto Low Lane, and then immediately turn right onto Holme lane at the 4-way junction. Follow this road for 0.7 miles and turn right onto Chapel Lane. Wayside Cottage is the 3rd home on your left.



WHAT3WORDS: [aboard.twigs.engraving](https://www.what3words.com/aboard.twigs.engraving)

To view Wayside Cottage

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Mr  
&  
Mr Child

Quintessentially Different