



THE COACH HOUSE
Plompton, Near Knaresborough

Carter Jonas

THE COACH HOUSE, PLOMPTON, KNARESBOROUGH, HG5 8NA

Harrogate - 4 miles

Wetherby - 5 miles

Leeds - 15 miles

York - 18 miles

Leeds/Bradford Airport - 13 miles

Four double bedrooms · Stunning breakfast kitchen
Snug/Dining room · 600ft² drawing room · Downstairs
cloakroom · Principal bedroom with en-suite bathroom
House shower room · Landscaped gardens · Private
parking for 5 vehicles · Fabolous location

This stunning four bedroom property with two contemporary marble bathrooms oozes sophistication and character, with high ceilings and well-proportioned rooms, it has recently had the benefit of a full programme of intelligent renovation taking the property back to a shell and has introduced high end modern functionality while preserving heritage accents including amazing exposed beams blending the original character perfectly with contemporary styling throughout. In addition, this impeccable property has a magnificent drawing room measuring over 600 ft.², with a feature fireplace and views over the landscaped garden. The kitchen and bathrooms are of impeccable quality and the wonderful gardens with specifically designed entertaining areas benefit from a south westerly orientation which delivers excellent opportunities to enjoy the sunshine all day and into the evening. The cobbled communal, but private piazza, has designated parking for up to 4 vehicles and there is also a further lawned area adjacent to the garden which can be utilised as further parking if required.

There are a host of original features becoming of this Grade II Listed home, we strongly recommend a viewing to fully appreciate the accommodation offered.

A RARE OPPORTUNITY TO PURCHASE THIS STUNNING FOUR BEDROOM GRADE II LISTED COACH HOUSE FORMING PART OF THIS EXCLUSIVE PRIVATE RESIDENTIAL ESTATE. THE PROPERTY DATES AS FAR BACK AS 1760 AND WAS DESIGNED BY THE NATIONALLY FAMOUS ARCHITECT JOHN CARR WHO ALSO ORIGINATED HAREWOOD HOUSE AND MUCH OF HAREWOOD VILLAGE.



Situated to the south of Harrogate and accessed via a privately owned and maintained driveway through open farm parkland, this property offers the best of both worlds in terms of countryside living but also close proximity to Harrogate, market towns Knaresborough and Wetherby, the motorway network and the commercial centre of Leeds.

ADDITIONAL INFORMATION

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

Services: All mains services are connected to the property including high speed broadband. There is a newly installed gas central heating system and a septic tank.

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

Council Tax Band: C

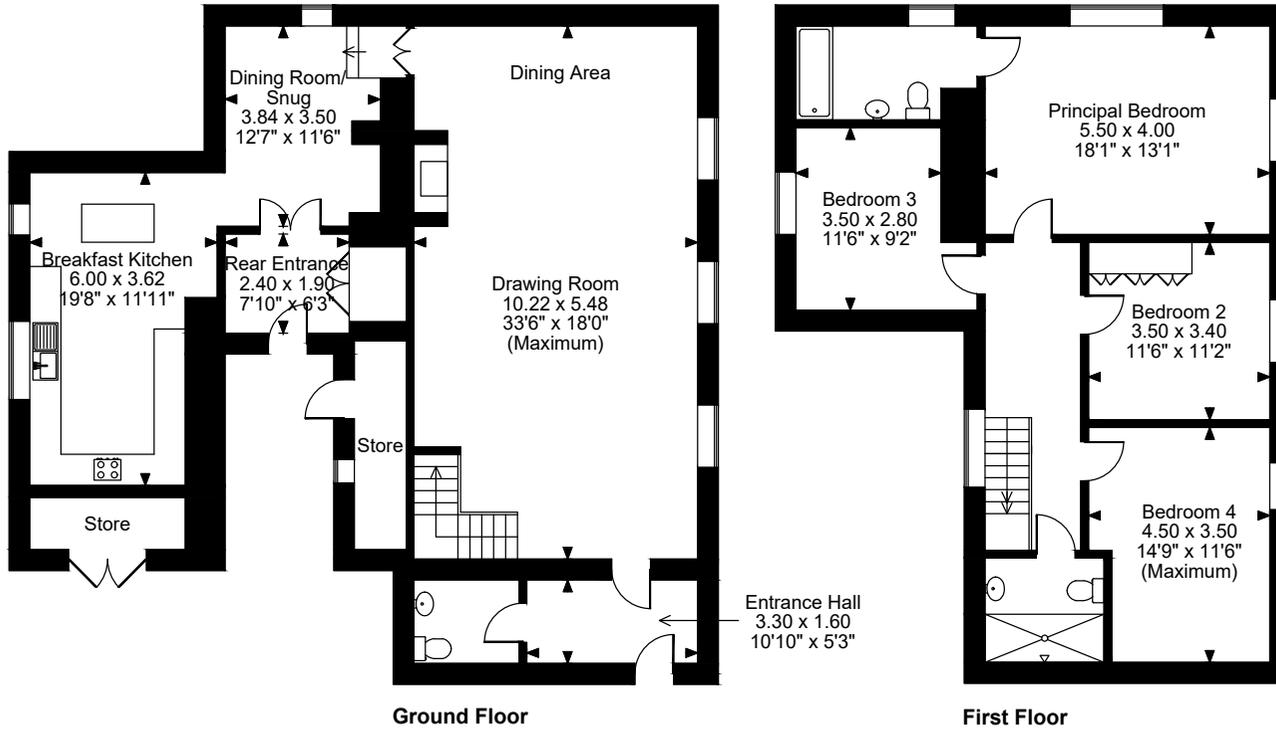
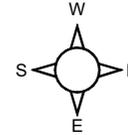
Directions: Take the A61 Wetherby Road out of Harrogate, go past the showground, past the Kestrel pub, at the roundabout take the second exit continuing along Wetherby Road, go around the bend and turn left signposted Plompton Rocks. Proceed through the gateway, follow the single track road and take the left fork. The property is on the right hand side and parking is through the arch on the right hand side







The Coach House, Plompton
 Approximate Gross Internal Area
 2,140 sq ft / 199 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		60
(55-68)	D		50
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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