



VERITY  
FREARSON

THE COACH HOUSE, PLOMPTON, KNARESBOROUGH, HG5 8NA

£1,250,000

# THE COACH HOUSE, PLOMPTON

*Knarborough, HG5 8NA*

**A most impressive former coach house dating from approximately 1760, which has now been fully modernised and refurbished to a very high specification by the current owners, with attractive gardens and parking and situated in this delightful position, surrounded by beautiful open countryside. This charming Grade II Listed coach house was designed by John Carr, and forms part of a small and private residential estate.**

The Coach House is a four-bedroom property that has been renovated to a high standard by the current owners. The accommodation comprises a very large reception room providing a sitting and dining space, and has an attractive fireplace with wood-burning stove. There is also an additional reception room, a stunning kitchen, downstairs WC, as well as four bedrooms, en-suite bathroom and shower room. The Coach House was designed by the famous architect John Carr, who also originated Harewood House and much of Harewood village, for Daniel Lascelles. The property was formally part of the Harewood Estate until the 1950s, when it was re-acquired by the Plompton family in the 20th century.



2 Reception Rooms · Dining Kitchen · Cloakroom

4 Bedrooms · En-Suite Bathroom · Shower Room













## ACCOMMODATION

### **GROUND FLOOR ENTRANCE HALL**

#### **CLOAKROOM**

With WC and washbasin.

#### **DRAWING ROOM / DINING AREA**

A stunning and very spacious reception room. Attractive fire with wood-burning stove and windows overlooking the garden. Ample space for sitting and dining areas. Feature staircase in glass and oak leads to the first floor

#### **DINING ROOM / SNUG**

A further reception room providing an additional sitting or dining area with a range fire and exposed rustic brick wall.

### **DINING KITCHEN**

An impressive modern kitchen with vaulted ceiling and exposed wooden beams. The kitchen comprises a range of stylish fitted units with worktop, island and breakfast bar. Range cooker and integrated appliances.

### **FIRST FLOOR BEDROOMS**

There are four good-sized bedrooms on the first floor, including the main bedroom which is a large double bedroom with vaulted ceiling with exposed beams and en-suite bathroom.

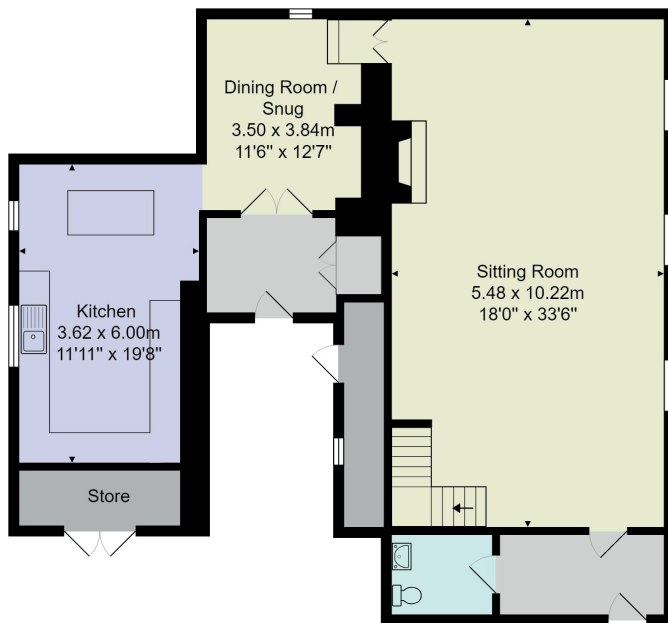
#### **EN-SUITE BATHROOM**

A stunning luxury en-suite with WC, washbasin set within a vanity unit, and free-standing bath. Book matched solid 20mm Italian marble walls and floor. Heated towel rail and underfloor heating.

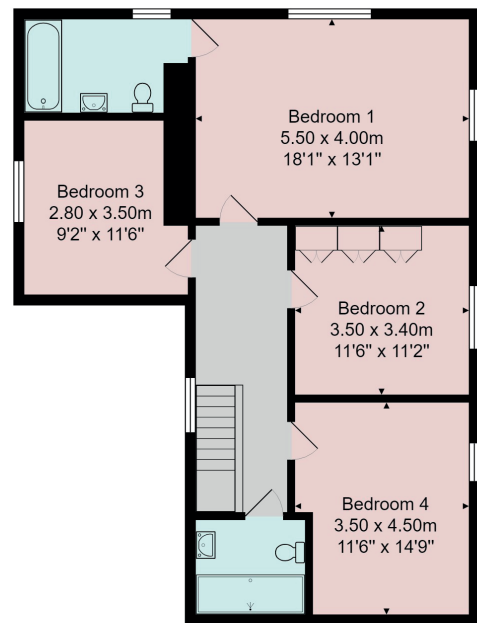
#### **SHOWER ROOM**

A white modern suite comprising WC, washbasin set within a vanity unit, and shower. Book matched solid 20mm Italian marble walls and floor. Heated towel rail and underfloor heating.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 202.0 m<sup>2</sup> ... 2174 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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### Outside

The property has the benefit of a large and attractive garden, located at the front of the building and enjoying the southwest-facing aspect, providing various sitting areas, lawn and well-stocked planted borders. There is a useful garden store. The cobbled communal, but private, piazza has designated parking for up to four vehicles, and there is also a further lawned area adjacent to the garden which can be utilised for a further parking space, if required.

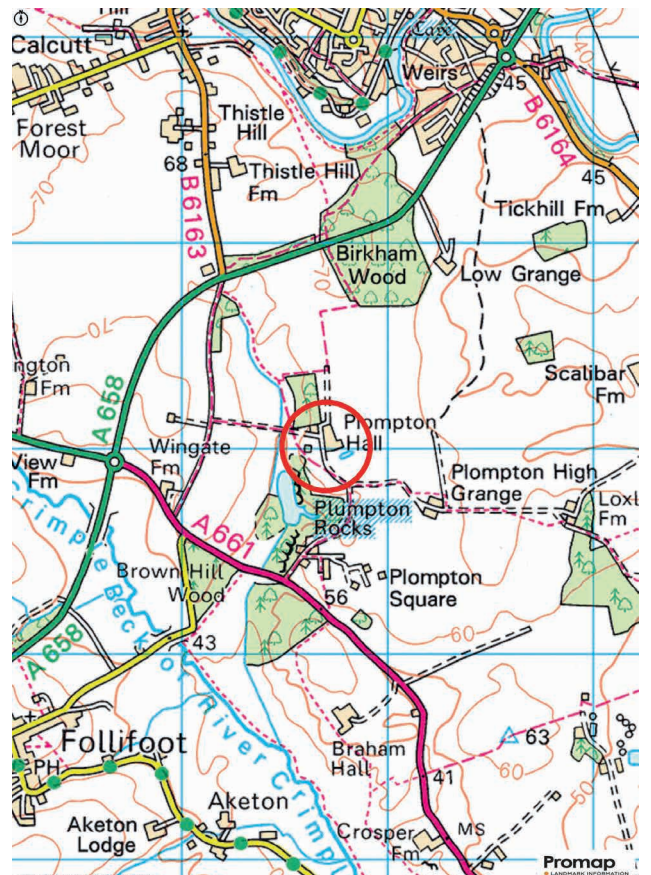
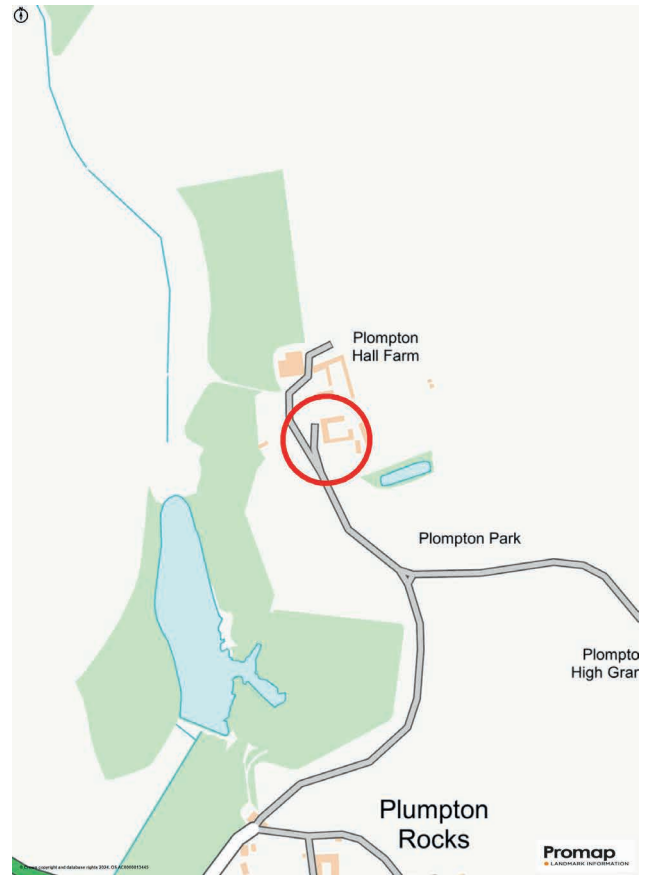
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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