



5 PLOMPTON SQUARE

PLOMPTON | KNARESBOROUGH | NORTH YORKSHIRE | HG5 8LZ

5 Plompton Square, is a true masterpiece, showcasing the very best of contemporary design within the charm and elegance of a beautifully preserved period cottage.

Lovingly and meticulously restored to cater to the highest standards of modern living, this exceptional residence blends historic character with cutting-edge functionality.

Outside, the property boasts a private dining terrace, ideal for entertaining or quiet relaxation. The house is complemented by private parking and garaging. The recently cleared gardens/grounds present an exciting opportunity for the discerning buyer, acting as a blank canvas ready to be transformed into a personalised outdoor haven.

Situated on the edge of the historic, Grade II-listed Plumpton Rocks, this home effortlessly combines sophisticated living with the breath-taking beauty of the North Yorkshire countryside.

ACCOMMODATION

GROUND FLOOR

- Light and spacious sitting room
- Open plan kitchen/dining room
- Utility room
- Cloakroom

FIRST FLOOR

- Principal bedroom with en-suite bathroom
- Generous guest bedroom with en-suite shower-room

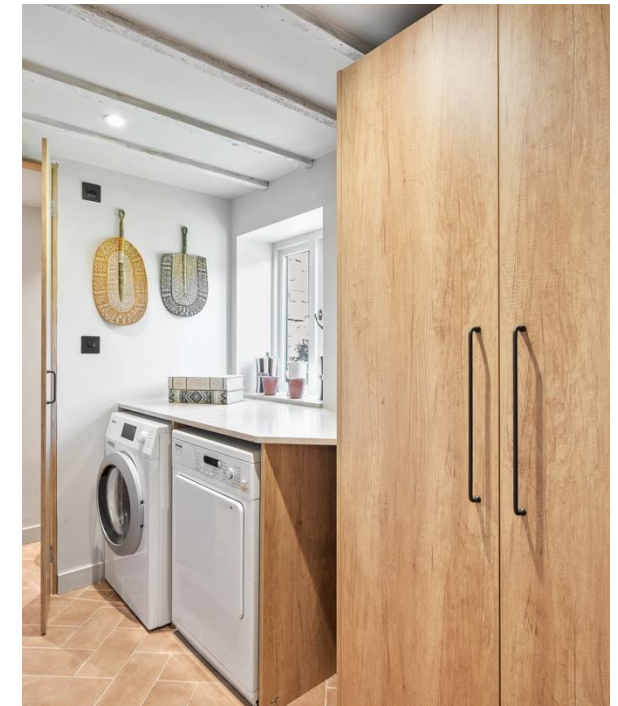
EXTERIOR

- Ample off-road parking
- Detached timber garage
- Expansive private gardens
- Stone flagged dining terrace
- Land extending to approximately ¼ of an acre

GROUND FLOOR

The spectacular open-plan dining kitchen features Portuguese limestone flooring by Lapidica, perfectly complementing the handcrafted kitchen cabinetry by Husk. Blackened brass handles add a sleek, modern touch, while gas-fired underfloor heating ensures warmth and comfort. Additionally, Buster and Punch fittings are used for all switches and sockets, contributing to the overall sense of luxury. The limestone worksurface offers both elegance and practicality, alongside integrated appliances, including an induction hob, and a high-performance extractor. The drinks and storage larder cupboard, featuring an internal Calacatta marble worktop, is perfect for entertaining. The splashback, finished with Mandarin Stone tiles, provides a stylish yet durable accent to the cooking area. The stone fireplace, with reclaimed oak mantle and a gas supply ready for a living flame fire, completes this impressive space. Comfort is ensured with underfloor heating throughout the property.





The utility/laundry space is designed with practicality and style in mind, featuring a full-height storage cupboard matching the kitchen cabinetry for a seamless look. It includes a Miele washing machine and tumble dryer for high-end functionality. A limestone worktop adds an elegant touch. Terracotta herringbone floor tiles are edged with solid brass trim.

In the cloakroom, attention to detail shines with a beautifully carved limestone basin unit paired with a matching splashback. The Venetian glass basin is complemented by an Aqualla antique brass wall-mounted tap, adding a touch of sophistication. A wall-hung loo with a concealed cistern completes the cloakroom's sleek and modern aesthetic.



The sitting room offers a blend of comfort and craftsmanship, featuring separately zoned underfloor heating that ensures warmth throughout. Handmade timber windows, finished with stylish Buster and Punch hardware, invite natural light while adding a touch of sophistication. The limestone floor complements the room's elegant aesthetic, providing both durability and timeless appeal.



One of the room's standout features is the exposed stone half-wall adding character and creating a rustic charm that contrasts beautifully with the more refined elements of the space. There are two alcoves, one fitted with bespoke oak shelving, perfect for displaying books or decorative pieces. At the heart of the sitting room is an open fireplace, complete with a lined flue, offering versatility for either an open fire or log burning stove, making it the perfect focal point.

FIRST FLOOR

Indulge in the sheer opulence of the principal and guest bedroom suites, where luxury is at the fore.

The first-floor accommodation is accessed from the kitchen, accentuated by a bespoke rope handrail. The stairs are elegantly finished with a durable and natural coir stair carpet, providing both style and practicality with its rustic texture and hard-wearing qualities.

The principal bedroom features engineered oak parquet flooring, complemented by matching solid oak skirtings and architraves. Comfort is enhanced with electric underfloor heating, while large limestone window-cills double as a window seat, offering both function and style. The room is illuminated by antique brass surface-mounted spotlights. A TV point is also included for convenience.

The en-suite bathroom boasts concealed cistern, and basin, all from Lusso Stone. A walk-in wet room shower space adds a spa-like touch, with bathroom hardware in brushed gold. The space is beautifully tiled with a combination of limestone and Rosalina Marble, featuring a built-in tiled niche with solid brass trim for added luxury.

The generous guest bedroom mirrors the elegance and specification of the principal bedroom. The en-suite shower room features a spacious walk-in shower and wet room, complete with a built-in tiled niche with solid brass trim. The matte-finish basin and loo with a concealed cistern are by Lusso Stone. The hardware is finished in brushed gold. A bespoke wall-hung storage drawer with a limestone top adds functional elegance, and the room is tiled in a combination of limestone and terracotta by Lapidica.

The loft space is large, fully boarded, and insulated, with a pull-down ladder and light/power connections, offering convenient storage.



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Approximate Gross Internal Area = 1442 sq ft / 134 sq m

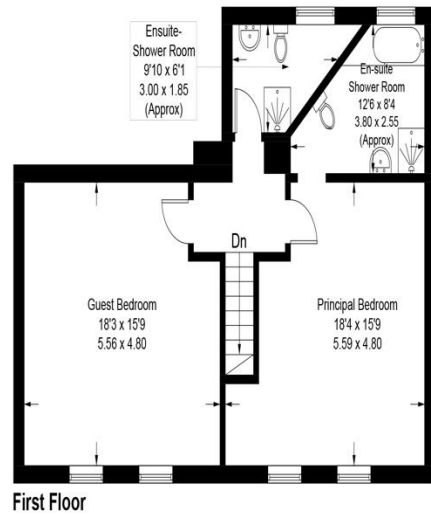
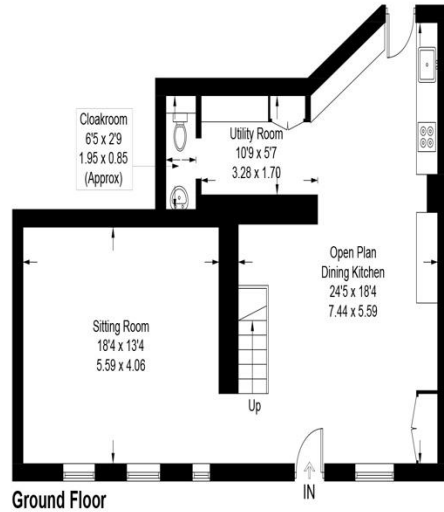
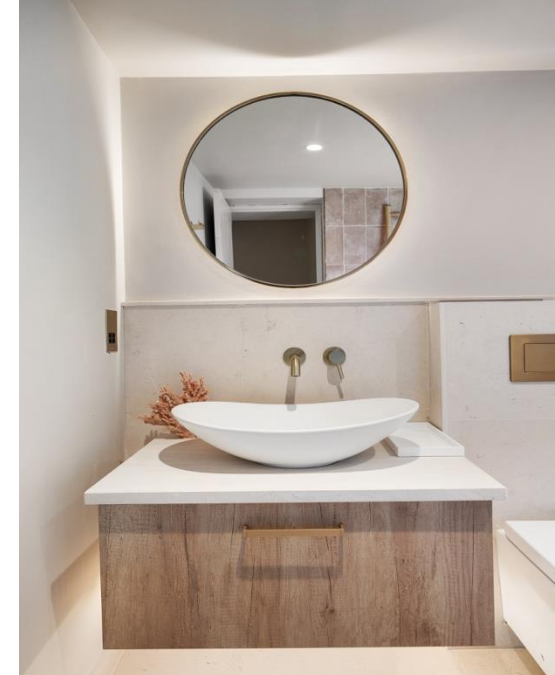


Illustration for identification purposes only, measurements are approximate, not to scale.



SPECIFICATION



INTERIOR

GROUND FLOOR

RECEPTION/KITCHEN/DINING

- Portuguese limestone floor by Lapidida
- PWS handcrafted kitchen cabinetry
- Corston architectural blackened brass handles
- Gas fired underfloor heating
- Bespoke hardwood windows and front door by local craftsman, with Buster and Punch hardware. (same spec throughout the property)
- Buster and Punch fittings for switches and sockets
- Limestone 50mm thick worktop
- Integrated appliances
- Induction hob and extractor
- Drinks/storage larder cupboard with Calacatta marble internal worktop
- Bespoke rope handrail
- Coir stair carpet by Floor Design of Wetherby
- Limestone window cills
- Tiled splashback by Mandarin Stone
- Fireplace with reclaimed oak mantleshelf, with gas supply for living flame fire

SITTING ROOM

- Separately zoned underfloor heating.
- Handmade timber windows with Buster and Punch hardware
- Limestone floor
- Alcove with bespoke oak shelving
- Exposed stone half wall
- Open fireplace with lined flue, suitable for an open fire or log burner

UTILITY ROOM

- Full height storage cupboard to match kitchen
- Miele washing machine and tumble dryer
- Limestone worktop and window cill
- Mandarin Stone terracotta herringbone tiled floor with solid brass trim.
- Underfloor heating

CLOAKROOM

- Carved limestone basin unit, and splashback
- Venetian glass basin
- Aqualla antique brass wall mounted tap
- Wall hung loo with concealed cistern

FIRST FLOOR

PRINCIPAL BEDROOM

- Engineered oak parquet by Lifestyle Interiors with matching solid oak skirtings and architraves.
- Electric underfloor heating
- Large limestone low window cills/window seat
- Antique brass surface mounted spotlights.
- Wood Venetian blinds by Lunns of Harrrogate
- TV point

PRINCIPAL EN-SUITE BATHROOM

- Sliding glazed doors Wall hung loo, concealed cistern, basin all in matte finish by Lusso Stone
- Walk-in wet room shower space
- Bathroom hardware by Aqualla in brushed gold

- Bespoke wall hung storage drawer with limestone top
- Electric underfloor heating
- Wooden venetian blinds
- LED mood lighting

GUEST BEDROOM

- Engineered oak parquet floor by Lifestyle Interiors with matching solid oak skirtings and architraves.
- Electric underfloor heating.
- Large limestone low window cills/window seat
- Antique brass surface mounted spotlights
- Wooden venetians
- TV point

GUEST BEDROOM EN-SUITE SHOWER ROOM

- Large walk-in shower/ wet room space, built in tiled niche with solid brass trim.
- Basin and loo with concealed cistern in matte finish by Lusso Stone
- Hardware by Aqualla in brushed gold
- Bespoke wall hung storage drawer with limestone top
- Tiled in limestone and terracotta by Lapidida
- Wooden venetian blinds by Lunns of Harrrogate
- Large integrated mirror
- LED mood lighting

HOUSE LOFT

- Large boarded out and insulated loft area with pull down ladder and light/power.

GENERAL DÉCOR

- Professional interior design
- Little Greene paint colours throughout
- Door trims in solid oak with brass trim

EXTERIOR

DINING TERRACE

- South-west facing dining terrace laid with natural stone by Mandarin Stone and Yorkshire cream gravel
- Small rear patio flagged in reclaimed Yorkshire flags

STONEMWORK

- Grey York stone boundary walls
- External window openings featuring local stone handmade lintels and cills

GARDEN AND GROUNDS

Plompton Square is approached via a private country lane, offering a sense of seclusion and tranquility.

To the right of the property lies the principal garden, an expansive area bordered by high natural hedging and mature trees, offering an exceptional level of privacy, making it an ideal retreat. Recently cleared, this garden area/land (extending to approximately ¼ of an acre) offers a blank canvas for gardening enthusiasts to create their dream outdoor space.

The property benefits from ample private parking, complemented by timber garaging, providing both convenience and practicality for homeowners and visitors alike.

The front garden has been thoughtfully landscaped with gravel and York Limestone, creating an elegant and low-maintenance area perfect for al fresco dining, entertaining, or simply enjoying the peaceful surroundings.

To the rear of the property, a further terrace area seamlessly blends into the communal gardens of Plompton Square, offering additional outdoor space for relaxation and leisure.





SETTING

5 Plompton Square enjoys an enviable position, nestled in a picturesque rural setting that offers both tranquility and a connection to history. Situated adjacent to the renowned Plompton Rocks, this unique location blends natural beauty with cultural significance, creating an extraordinary backdrop for the home. Plompton Rocks is a historic Grade II* listed landscape, celebrated for its dramatic rock formations, tranquil lake, and lush woodland. The breath-taking scenery of this 30-acre parkland has been a source of inspiration for artists and visitors alike for centuries. The property's proximity to this iconic estate allows residents to enjoy immediate access to its enchanting walks, peaceful water features, and serene picnic spots, making it a true sanctuary for nature lovers.

The juxtaposition of these natural wonders with the property's meticulously designed and modern living spaces creates a truly unique living experience. Whether it's strolling through the gardens of Plompton Rocks or enjoying the lake's mirror-like surface, this rural retreat offers endless opportunities to engage with the landscape's rich history and beauty. For those seeking both the serenity of countryside living and a direct connection to heritage, this property's unparalleled location next to Plompton Rocks provides the perfect balance.



LOCATION



PLOMPTON

The picturesque and highly sought-after Hamlet of Plompton is located close to the historic town of Knaresborough and the cosmopolitan town of Harrogate. This picturesque area offers a mix of rural charm with ease of accessibility to nearby towns and amenities.

KNARESBOROUGH

A picturesque historic market town on the River Nidd, known for its scenic beauty and vibrant community. Key attractions include Knaresborough Castle with panoramic views, Mother Shipton's Cave with its legendary connections, The Courthouse hosting events, and Market Square with its regular local markets. The High Street offers independent shops and cafés, while local markets feature fresh produce and crafts. Amenities include green spaces like Bebra Gardens and the riverside walk, as well as local healthcare services. The town also hosts various events, including the Knaresborough Bed Race and local festivals.

HARROGATE

A renowned spa town celebrated for its elegant architecture, lush gardens, and vibrant cultural scene. Key attractions include the Royal Pump Room Museum, Valley Gardens with its walking paths and floral displays, Betty's Café Tea Rooms, and Harrogate Theatre. The town features main shopping streets like Commercial Street and James Street, offering high-end boutiques and dining options ranging from fine dining to casual eateries. Amenities include numerous spas and wellness centres, as well as a variety of educational institutions. Harrogate also hosts events and festivals such as the Harrogate International Festival and the Great Yorkshire Show.

WETHERBY

A charming market town in the heart of West Yorkshire, captivating both locals and visitors with its unique character and historical allure. With a heritage that dates back to Roman times, the town is rich in well-preserved historical buildings and landmarks. A standout feature is its bustling market square, which hosts vibrant markets showcasing fresh produce, artisanal crafts, and local delicacies. The lively atmosphere and friendly vendors make these markets a delightful way to experience the town's distinctive culture.

EDUCATION

Plompton, offers access to a wide range of educational options. Local primary schools include St. John's CE Primary, Farnham Church of England Primary, and Aspin Park Academy, known for strong community values and broad curriculums. Secondary schools include King James's School and Harrogate Grammar School which provide excellent academic and extracurricular opportunities. Further education is available at Harrogate College, offering vocational courses and A-levels. For independent schooling, Ashville College and Harrogate Ladies' College provide high-quality education with options for boarding and day students.

Cycling and Walking: Cycling and walking opportunities near Plompton are abundant, thanks to its picturesque rural setting. The area offers scenic country lanes and trails ideal for leisurely bike rides and walks. The Harrogate Ringway, a 20-mile circular walking route, passes through nearby areas, providing beautiful views of the countryside. For cyclists, the quiet roads connecting Plompton to Knaresborough, Harrogate, and surrounding villages offer peaceful routes with relatively light traffic. Additionally, the Beryl Burton Cycleway between Knaresborough and Harrogate provides a dedicated path for both cyclists and walkers, making it easy to explore the local area on foot or by bike.

Sports and Recreation: Sports and recreation near Plompton offer a variety of activities for all interests. Knaresborough and Harrogate provide excellent leisure facilities, including gyms, swimming pools, and sports centres like Harrogate Leisure Centre. For golfers, there are several nearby courses such as Knaresborough Golf Club and Ridding Park Golf Club. The surrounding countryside offers plenty of opportunities for outdoor enthusiasts, with popular walking, running, and cycling routes.

Plompton also benefits from being close to the River Nidd, ideal for fishing, canoeing, and riverside walks. Local sports clubs in Knaresborough and Harrogate offer football, cricket, rugby, and tennis.

TRANSPORT LINKS

Road Networks: Plompton, benefits from good transport links. The A59 connects Plompton to Harrogate and York, A661 accesses Wetherby and A1(M) while the B6165 provides easy access to nearby towns like Ripon. Local bus services connect Plompton with surrounding areas, ensuring easy travel for residents. Additionally, the proximity to major roadways and public transport options ensures accessibility to both urban centres and rural destinations.

Trains: Knaresborough Railway Station, a short drive away, offers regular train services to York, Leeds, and Harrogate, making commuting convenient. The nearest train stations to Plompton are Knaresborough Railway Station, about 3 miles away, which offers regular services to York, Leeds, and Harrogate. Harrogate Railway Station, around 6 miles from Plompton, provides frequent connections to Leeds, York, and other destinations. Starbeck Railway Station, located approximately 4 miles away, is a smaller station between Knaresborough and Harrogate, also serving routes to Leeds and York. These stations offer easy access to both regional and national train services.

Airport: The nearest major airport to Spofforth Hill is Leeds Bradford Airport (LBA), located approximately 15 miles southwest. Leeds Bradford Airport is an international airport serving Leeds, Bradford, and the wider Yorkshire region. It offers both domestic and international flights, making it a convenient option for travellers in Wetherby and the surrounding areas.





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. Underfloor heating throughout

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: Knaresborough 3 miles, Harrogate 4.5 miles, Wetherby 5.5 miles, Leeds 16 miles, York 19 miles (All mileages are approximate)

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