



VERITY
FREARSON

THE CARRIAGE HOUSE, PLOMPTON, HG5 8NA

GUIDE PRICE £995,000

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Plompton, HG5 8NA

Discreetly positioned within a private residential estate, Carriage House is a rare and distinguished four-bedroom stone-built home, originally designed by the celebrated Harewood House architect John Carr.

This remarkable Grade II* Listed property has been comprehensively refurbished to an exacting standard, combining refined contemporary living with exceptional period character; all set within a private landscaped walled garden.

Arranged over three beautifully appointed floors, the house offers light-filled, elegant interiors, enhanced by draught-sealed sash windows, gas-fired central heating and underfloor heating to principal reception areas. Every detail has been carefully considered to respect the building's heritage while delivering modern comfort and luxury.



Kitchen · Dining Room · Reception Room · Orangery

4 Bedrooms · 3 En-Suites

Off-Road Parking · Electric Vehicle Charge Point · Garden







ACCOMMODATION

GROUND FLOOR

The impressive, welcoming reception hall features underfloor-heated Bedale quarried York stone flags, heritage opening roof lights, and bespoke hand-built cloakroom and storage cupboards with glass display units. This space flows seamlessly into the stunning orangery, with glass atrium roof and glazed double doors opening onto the private gardens - creating a seamless connection between indoor and outdoor living.

An inner hall leads to a guest WC and the impressive contemporary breakfast kitchen, hand-built by The Main Company, with integrated appliances, Silestone work surfaces, Aga range, copper sink, glass display cabinetry and a dedicated barista bar. Dark slate tiled floors and exposed ceiling beams, and a further door out to the gardens complete the space.

The ground floor is further enhanced by a formal dining room with exposed stone and wood-panelled walls, a corner stone feature fireplace and

bespoke fitted dresser, and an adjacent sitting room with rustic brick walls, exposed beams, stripped wooden floors and custom shelving and display units.

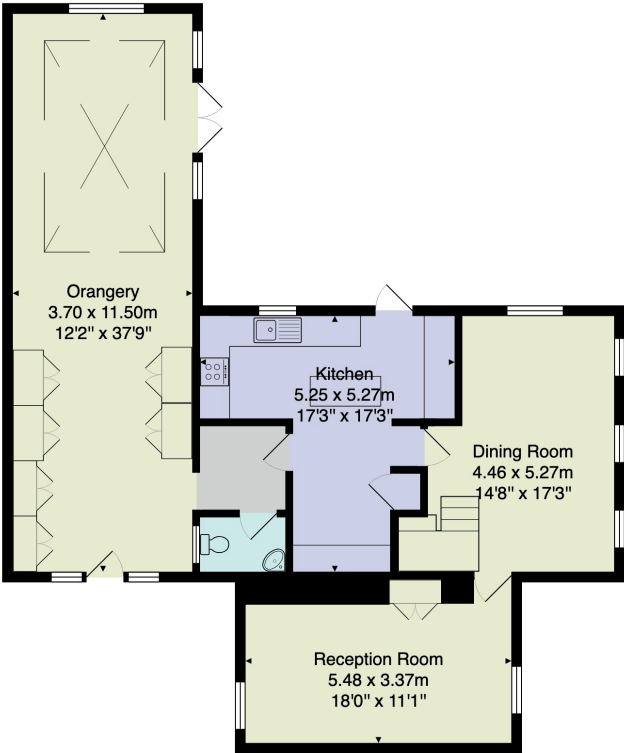
FIRST FLOOR

The first floor provides three generously proportioned bedrooms. The principal bedroom suite enjoys balcony doors opening onto an external staircase, a walk-in storage cupboard, fitted wardrobes and a luxurious en-suite shower room, finished in porcelain tiling with exposed stonework. Two further bedrooms offer delightful outlooks, one with dual-aspect views and exposed polished floorboards, and another benefitting from a contemporary en-suite shower room.

SECOND FLOOR

The second floor provides an outstanding self-contained suite, ideal for guests or independent living. This versatile floor includes a living room/library centred around a solid-fuel burning stove, separate bedroom and a bathroom. Vaulted ceilings, exposed beams, brickwork, arched windows, and a bespoke glass room divider create a striking sense of space and character. The en-suite bathroom features a freestanding claw-foot bath with shower over and stripped wooden floors.

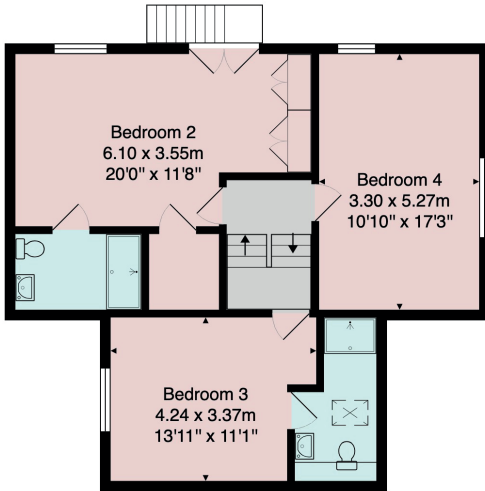
FLOOR PLAN



Ground Floor



Second Floor



First Floor

Total Area: 230.6 m² ... 2482 ft²
All measurements are approximate and for display purposes only.
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Outside

Externally, the property offers flagged forecourt parking for two vehicles within a charming, cobbled courtyard, together with an electric vehicle charging point.

The fully enclosed rear walled garden is one of The Carriage House's most impressive features, offering privacy and tranquillity. Thoughtfully landscaped, it includes stocked flower beds, mature borders, feature lighting, pleached hornbeam avenues and a pretty pond. There is an Alitex 'National Trust' greenhouse which is available by separate negotiation, garden office/potting shed and additional tool and bicycle store, all of which benefit from an electricity supply, while flagged patio areas dotted around the generous garden provide idyllic spaces for outdoor dining and entertaining.

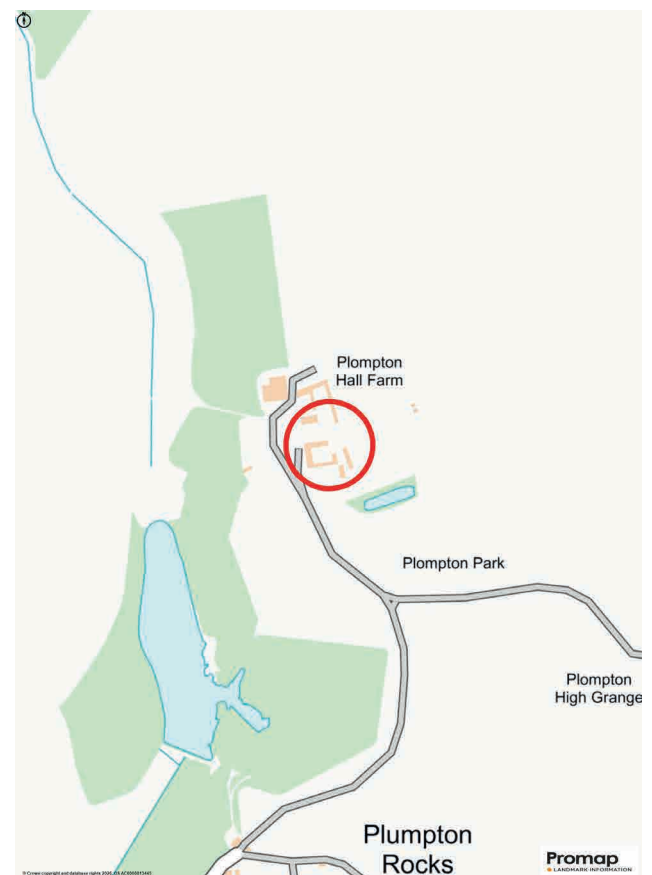
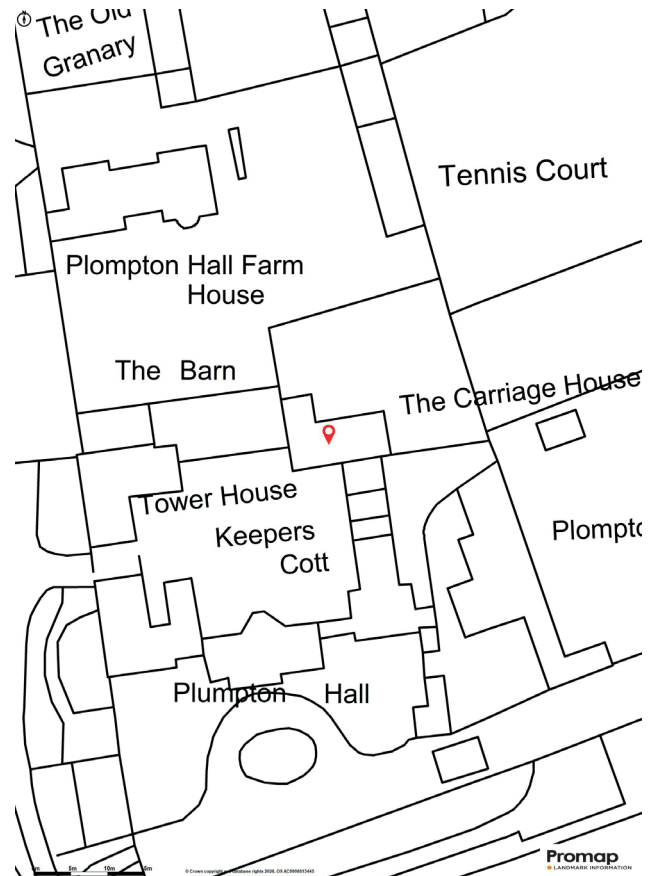
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		80
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	54	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		

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