



THE
BARN

THE CARRIAGE HOUSE, PLOMPTON

Knaresborough, HG5 8NA






AN EXCEPTIONAL GRADE II* LISTED STONE-BUILT RESIDENCE

Local Authority: North Yorkshire Council

Council Tax band: F

Tenure: Freehold

			EPC
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Summary of Accommodation

Reception Hall • Orangery • Breakfast Kitchen • Dining Room • Sitting Room • Cloakroom/WC •

Four Bedrooms • Two En Suite • Family Bathroom • Self-Contained Second Floor Suite • Courtyard Parking • Landscaped Walled Gardens



THE PROPERTY

An exceptional Grade II* Listed stone-built residence, meticulously refurbished to an outstanding standard, combining architectural pedigree with elegant contemporary living, set within beautifully landscaped private walled gardens.

Carriage House is a remarkable and historically significant home, originally designed by the celebrated Harewood House architect John Carr. This distinguished Grade II* Listed property has been comprehensively and sympathetically refurbished, resulting in an exceptional fusion of period character and refined modern living.

Arranged over three floors, the accommodation is both elegant and versatile, with an abundance of natural light throughout. The property has been enhanced with modern comforts including gas-fired central heating, draught-sealed sash windows and underfloor heating across the principal reception areas, all carefully integrated to complement its heritage.





THE PROPERTY

The ground floor is centred around an impressive reception hall, featuring Bedale quarried York stone flooring with underfloor heating, heritage roof lights and bespoke fitted cabinetry, establishing a strong sense of quality and craftsmanship upon entry.

A particular highlight is the stunning orangery, designed with a glazed atrium roof and full-height doors opening directly onto the gardens, creating a superb entertaining space and seamless connection with the outdoors.

The bespoke breakfast kitchen, handcrafted by The Main Company, is both stylish and functional, fitted with integrated appliances, Silestone work surfaces, an Aga range, copper sink and glass-fronted cabinetry, alongside a dedicated barista area. Exposed ceiling beams and slate flooring add warmth and character.

Further ground floor accommodation includes a formal dining room, rich in character with exposed stonework, wood-panelled walls and a feature fireplace, together with a beautifully appointed sitting room featuring exposed brickwork, beams and bespoke fitted furniture. A cloakroom/WC completes this level.

To the first floor, the principal bedroom suite is particularly well appointed, incorporating fitted wardrobes, a walk-in storage cupboard and a luxurious en suite shower room with porcelain tiling and exposed stone detailing. The room also benefits from doors opening onto an external staircase.





THE PROPERTY / EXTERNALLY

Two further double bedrooms are located on this floor, both enjoying attractive aspects, one with dual-aspect views and another benefitting from a contemporary en suite shower room. The second floor provides an outstanding self-contained suite, offering excellent flexibility for guests or independent living. This characterful space includes a sitting room or library with a solid fuel stove, a separate bedroom and a bathroom fitted with a freestanding claw-foot bath. Vaulted ceilings, exposed beams, brickwork and arched windows create a striking and atmospheric environment.

The property is approached via a charming cobbled courtyard, providing flagged parking for two vehicles and benefitting from an electric vehicle charging point.

To the rear, the enclosed walled garden is a particular feature, offering a high degree of privacy and tranquillity.

The gardens have been thoughtfully landscaped with stocked borders, mature planting, feature lighting, pleached hornbeam avenues and a decorative pond.

Additional outbuildings include a greenhouse (available by separate negotiation), a garden office or potting shed and further storage for tools and bicycles, all with electricity supply. A series of paved terraces provide ideal spaces for outdoor dining and entertaining.





SITUATION

Carriage House is discreetly positioned within a highly desirable private residential estate, offering a rare sense of seclusion and exclusivity.

The property enjoys a peaceful setting, surrounded by attractive mature grounds and established properties, whilst remaining conveniently placed for access to nearby amenities and transport links. The location provides an ideal balance of privacy and connectivity, suited to both family living and lifestyle buyers.





Total Area: 230.6 m² ... 2482 ft²

All measurements are approximate and for display purposes only.

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