



The Coach House, Plompton, HG5 8NA

£800,000



DESCRIPTION

An infrequent opportunity to purchase this stunning Coach House forming part of this exclusive private residential hamlet. The property dates back to 1760 and was designed by the nationally famous architect John Carr who also originated Harewood House and much of Harewood village.

The property oozes character, with high ceilings and well proportioned rooms, it has recently had the benefit of a fully re-designed dining kitchen fitted by The Main Company of Green Hammerton, and an "Esse" wood burning range. In addition this four bedroom two bathroom property has a magnificent drawing room measuring over 600 ft.², and has ample work from home space. There is a beautiful landscaped garden with entertaining area and the south westerly orientation delivers excellent opportunities to enjoy the sunshine all day well into the evening. The cobbled communal, but private piazza, has designated parking for up to 4 vehicles.

There is a large and substantially built attic space which could, subject to the necessary consents, be incorporated into the living space.

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.





LOCATION

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 proximity to Harrogate, market towns Knaresborough and Wetherby, the motorway network and the commercial centre of Leeds.

NOTE GRADE II* LISTED

For reference a Grade II listed property does not prevent works being carried out to the interior and exterior of a property, it provides for more control over what can and cannot be done to the property and will involve a straightforward process of applying to the local authorities Planning Department for the required consent for alterations if so desired.

TENURE

Freehold.

SERVICES

All mains services are connected to the property. There is full gas central heating and a septic tank.

COUNCIL TAX

Band G.

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 Plumpton 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.

DETAILS PRODUCED

22 September 2020.



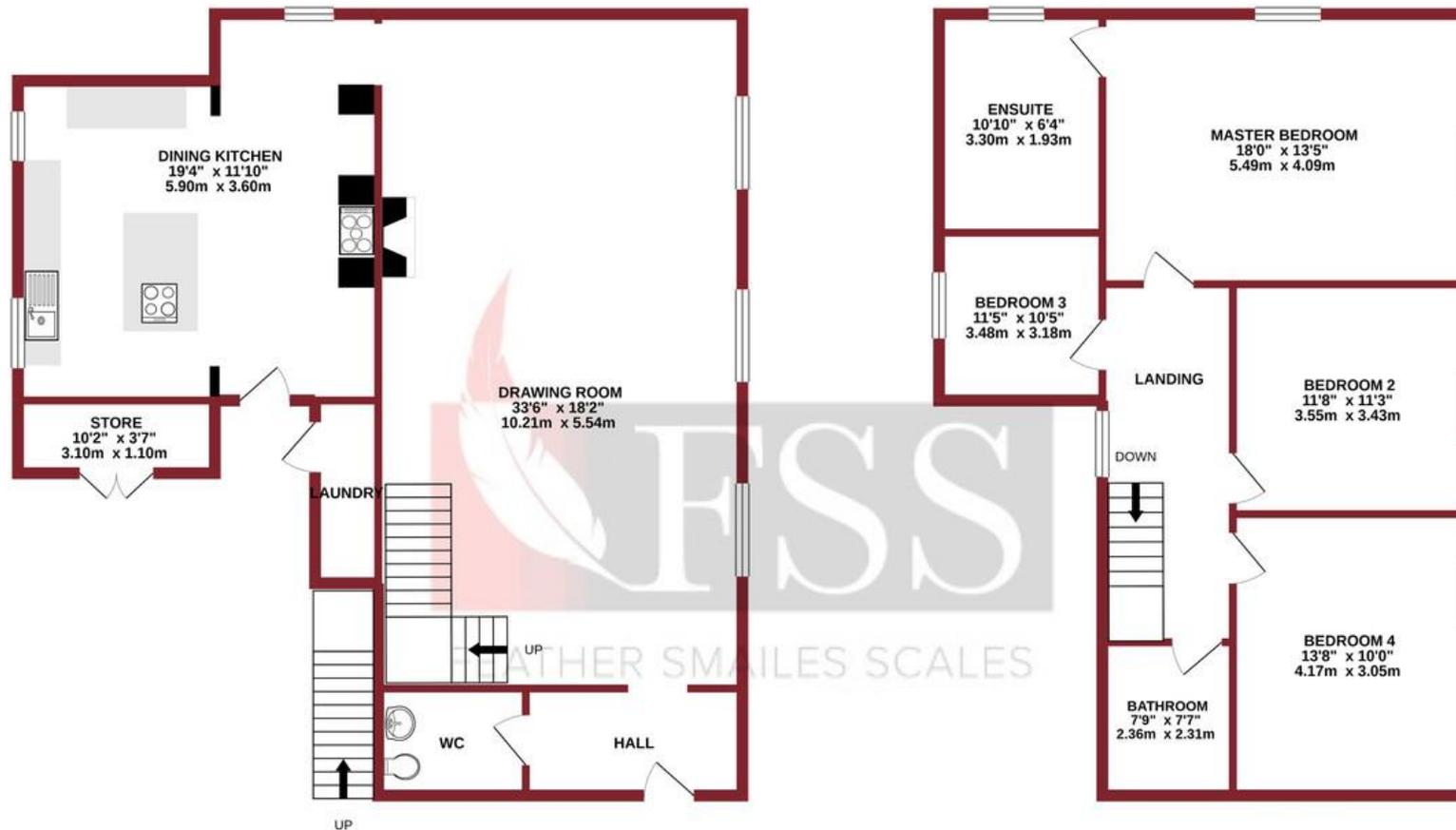






GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.

1ST FLOOR
864 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 1931 sq.ft. (179.4 sq.m.) approx.

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