



5 Plompton Square, Plompton, Knaresborough, HG5 8LZ

£400,000

Offers Over

5 Plompton Square, Plompton, Knaresborough, HG5 8LZ

A charming and most attractive four-bedroom cottage with a large garden, situated in a delightful position surrounded by attractive open countryside.

The property is now in need of full modernisation and provides buyers with the opportunity to update and modernise the accommodation to suit their own requirements, whilst retaining the building's original character and charm which includes exposed wooden beams, believed to be old ship beams. The property is believed to date from the mid to late 1700s and was previously two separate cottages which has since been adapted to create one larger dwelling. A particular feature of the property is the generous outdoor space, having a large garden area situated at the front of the property. The property provides spacious accommodation comprising two reception rooms together with a kitchen, four bedrooms and two bathrooms.

The property forms part of this well-regarded development surrounded by beautiful countryside yet is within just a 10-minute drive of Harrogate, Knaresborough and Wetherby and next to Plompton Rocks, which is a Grade II Listed Garden of Special Interest, with a rich history dating back from the days of the Norman conquest. Plompton is surrounded by a network of accessible bridleways stretching from Knaresborough to Follifoot and Spofforth. Offered for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

A spacious reception room with stone fireplace and under-stairs storage area.

DINING ROOM

A further reception room with stone fireplace.

KITCHEN

With fitted units and space for appliances.

FIRST FLOOR

LANDING

With large storage cupboard.

BEDROOMS

There are four good-sized bedrooms.

BATHROOM 1

With WC, washbasin and bath with shower above. Fitted cupboard.

BATHROOM 2

A second bathroom with WC, washbasin and bath.

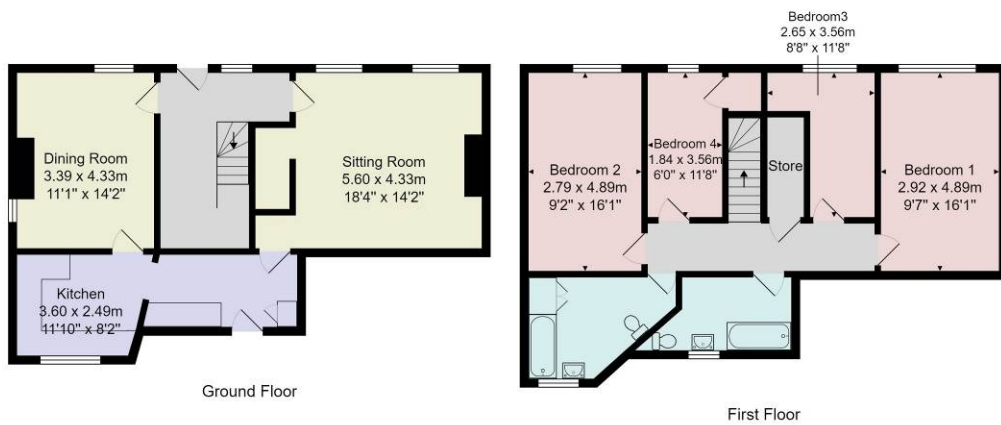
OUTSIDE

Directly to the front of the property there is a patio which provides a paved sitting area. To the rear of the property there is access to a garden area which is owned by the property. To the front of the property there is a large garden area together with double garage and space for parking.

Tenure - Freehold

Council Tax Band - E





Total Area: 136.3 m² ... 1467 ft²

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk