



2 Plompton Square, Plompton, Knaresborough, HG5 8LZ

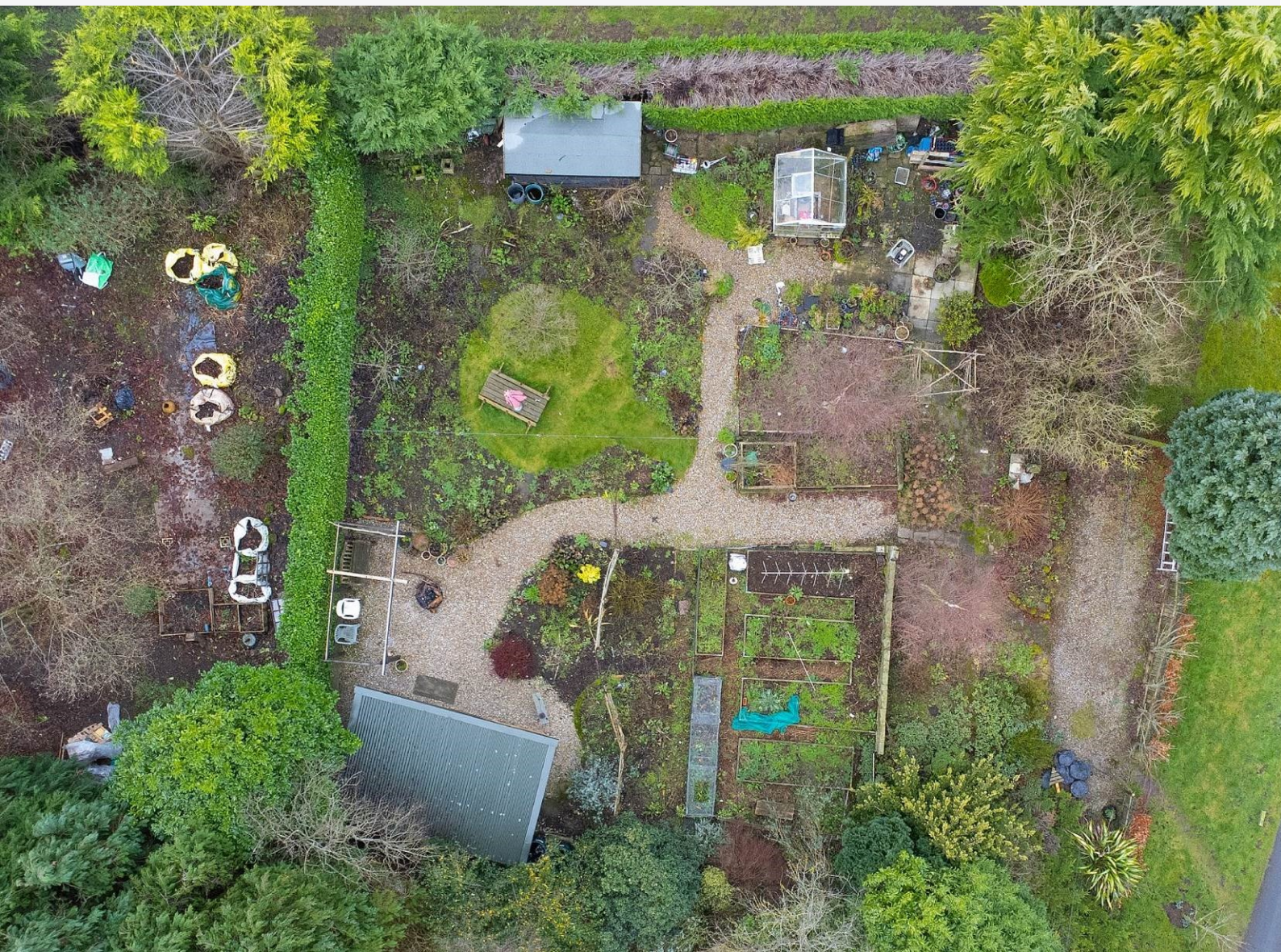
£335,000

2 Plompton Square, Plompton, Knaresborough, HG5 8LZ

A charming and most attractive two / three-bedroom stone-built cottage, believed to date from the mid to late 1700s, with a large and private garden, situated in a delightful position, surrounded by attractive open countryside.

The characterful accommodation comprises a large sitting room, which has glazed doors leading to a patio garden. There is also a kitchen, downstairs shower room and basement storage area. There are two bedrooms, one of which is a particularly large room and could easily be adapted to provide a third bedroom if required, and there is also a large first-floor house bathroom. The property has a patio situated next to the property and a parking space and there is also an additional large, enclosed garden with well-stocked borders and summerhouse, which has light and power, and space for additional car parking if required.

The property forms part of this well-regarded development, surrounded by beautiful countryside, yet is within just a 10-minute drive from 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.





GROUND FLOOR

SITTING ROOM

A large reception room with glazed doors, leading to a patio. Attractive inglenook stone fireplace with wood-burning stove. Exposed wooden beams.

KITCHEN

An entrance porch leads to the kitchen, where there is space for a dining table, and a range of fitted units, integrated oven and gas-fired AGA.

BEDROOM 2

A second bedroom or potential office.

SHOWER ROOM

With WC, washbasin and shower. Infrared heater and plumbing for a washing machine.

FIRST FLOOR

BEDROOM 1

A large double bedroom with two windows to the front. There is potential to easily adapt the accommodation to divide this room to create a third bedroom, if required.

BATHROOM

A modern white suite with WC, washbasin and bath.

LOWER GROUND FLOOR

CELLAR

Stairs from the sitting room lead down to a cellar which provides useful storage space.

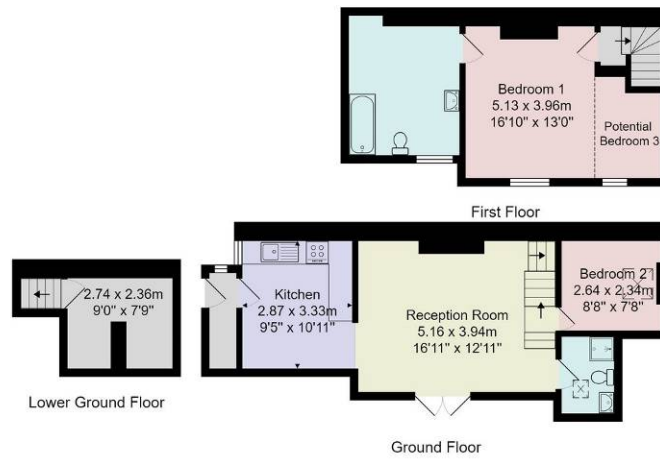
OUTSIDE

The property has the advantage of a private patio, which can be accessed from glazed doors in the sitting room. The property also has the unusual benefit of a large garden which is separate to the main property and provides an impressive garden area with well-stocked borders, sitting areas, lawn, gravel pathways, and summerhouse which has light and power. There is ample space to provide additional parking for cars / caravan etc if required, as well as an allocated parking space next to the property. There is also a useful lockable stone-built storeroom.

Tenure - Freehold

Council Tax Band - D





Total Area: 80.6 m² ... 867 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

