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7 PLOMPTON SQUARE, PLOMPTON, KNARESBOROUGH, HG5 8LZ

£599,950



# 7 PLOMPTON SQUARE, PLOMPTON,

*Knaresborough, HG5 8LZ*

**A fantastic opportunity to purchase this individual property which comprises a characterful two/three-bedroom cottage together with an adjoining one-bedroom annexe, all occupying a generous plot with attractive gardens.**

7 Plompton Square is an attractive and characterful cottage providing beautifully presented accommodation comprising two large reception rooms on the ground floor, together with a modern stylish kitchen. Upstairs, there are currently two good-sized bedrooms and a modern bathroom. In addition, there is a large landing / study area, which could easily be adapted to provide a third bedroom, if required. Adjoining the main property is a self-contained one-bedroom annexe which provides modern accommodation including an impressive open-plan living space with vaulted ceilings and exposed beams, together with a double bedroom and shower room.

A particular feature of the property is the generous outdoor space and gardens that come with the property, extending to approximately 0.75 acres and providing ample space for outdoor entertaining, gardening and parking. The property also has the advantage of a garage and shed.



Main House: 2 Reception Rooms · Kitchen

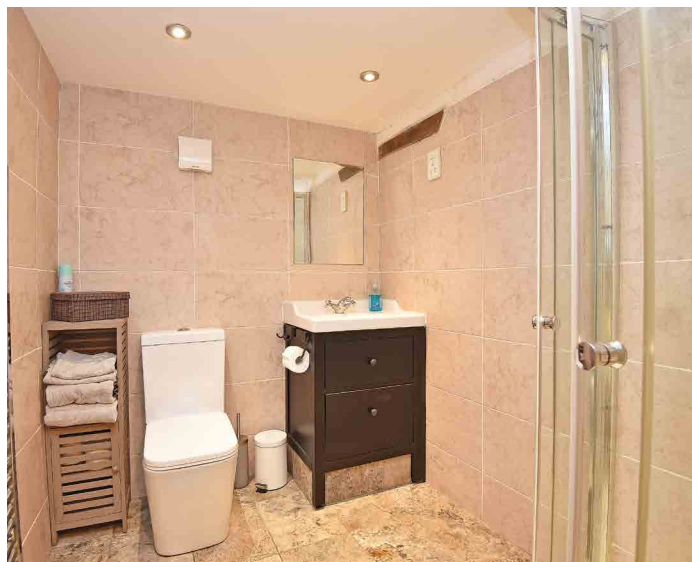
2 Bedrooms · Bathroom

Ample Off-Road Parking · Garage · One Acre Of Gardens And Orchard · Summerhouse

Annexe: Living Kitchen · Bedroom · Shower Room











## ACCOMMODATION

### GROUND FLOOR ENTRANCE PORCH

Leads to –

### DINING ROOM

A large reception room with a stone-flagged floor and multi-fuel (Coal/Wood) stove.

### KITCHEN

With a modern range of fitted wall and base units, cooker, dishwasher, fridge, freezer, washing machine and tumble dryer. Window and external door.

### SITTING ROOM

A spacious reception room with dual aspect and multi-fuel (Coal/Wood) stove.

### FIRST FLOOR LARGE LANDING

Window. The landing currently provides a useful study area but could easily be adapted to create an additional bedroom, if required.

### BEDROOM 1

A double bedroom.

### BEDROOM 2

A further good-sized bedroom.

### BATHROOM

A modern white suite with WC, washbasin set within a vanity unit and bath with shower above. Heated towel rail and tiled walls and floor.

### ANNEXE THE SMITHY

Next door to the main house is a one-bedroom self-contained annexe with private entrance. The Smithy is currently used as a holiday cottage.

### LIVING KITCHEN

The annexe has a stunning open-plan living area with vaulted ceilings and exposed wooden beams. The kitchen comprises a range of fitted modern units with cooker, fridge and washer dryer.

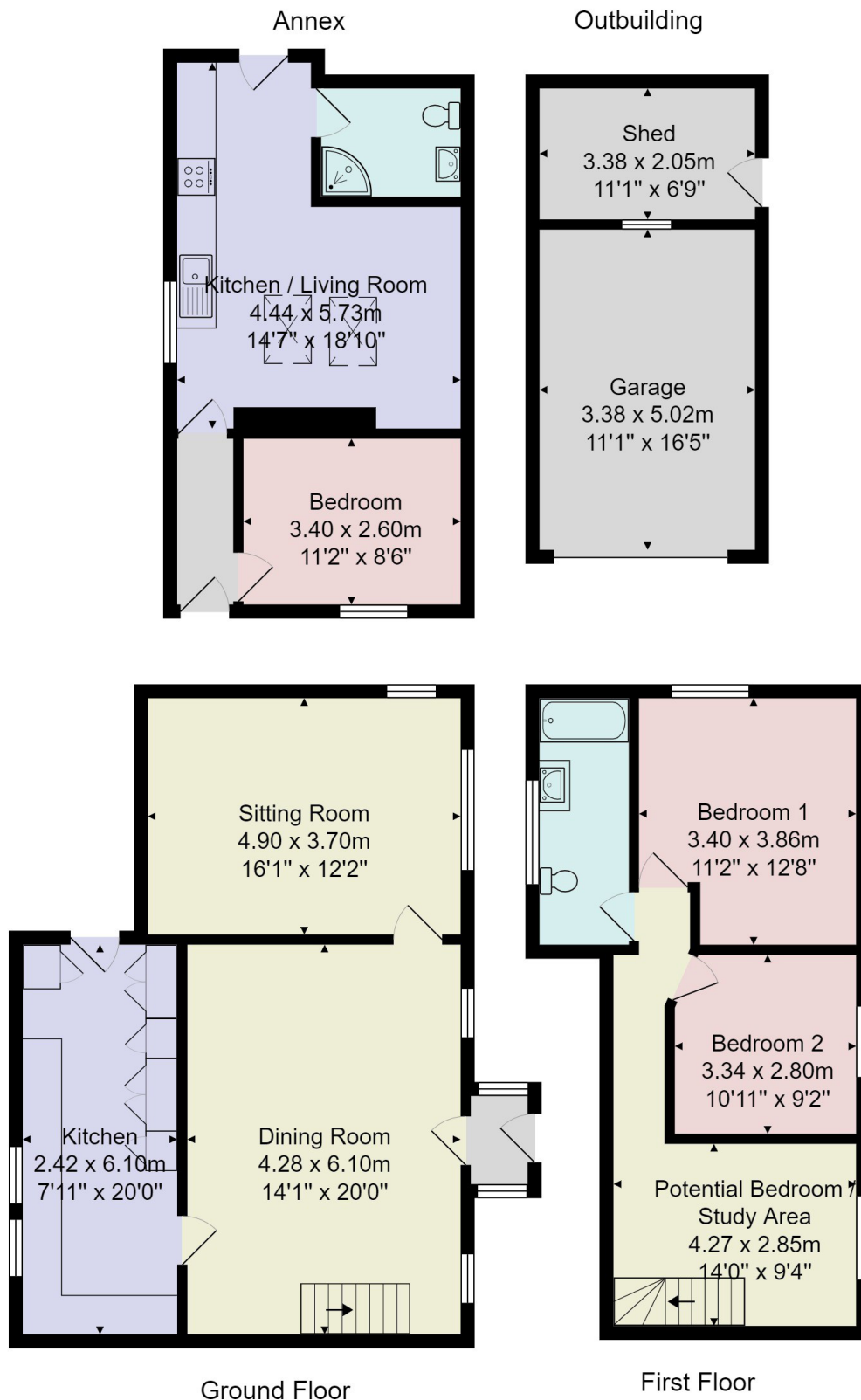
### BEDROOM

A double bedroom with vaulted ceiling.

### SHOWER ROOM

With a modern white suite with WC, washbasin set within a vanity unit, and shower. Tiled walls and floor and heated towel rail.

# FLOOR PLAN



Total Area: 140.8 m<sup>2</sup> ... 1515 ft<sup>2</sup> (excluding shed, garage)

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.  
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## Outside

The property has large gardens and outdoor space, extending to approximately 0.75 acres. There is a large orchard garden with fruit trees and children's treehouse together with summerhouse and greenhouse and private paved sitting areas.

There is also a further "secret garden" (highlighted by the blue line) beyond which is potentially available to purchase by way of separate negotiation. The property also owns the land immediately surrounding the house and annexe, so there is ample room for parking and there is access to the garage and shed.

## Position

This charming property forms part of this unique development, which is steeped in history and believed to date from the mid to late 1700s. The property is 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 Norman Conquest. Plompton is surrounded by a network of accessible bridleways, stretching from Knaresborough to Follifoot and Spofforth.

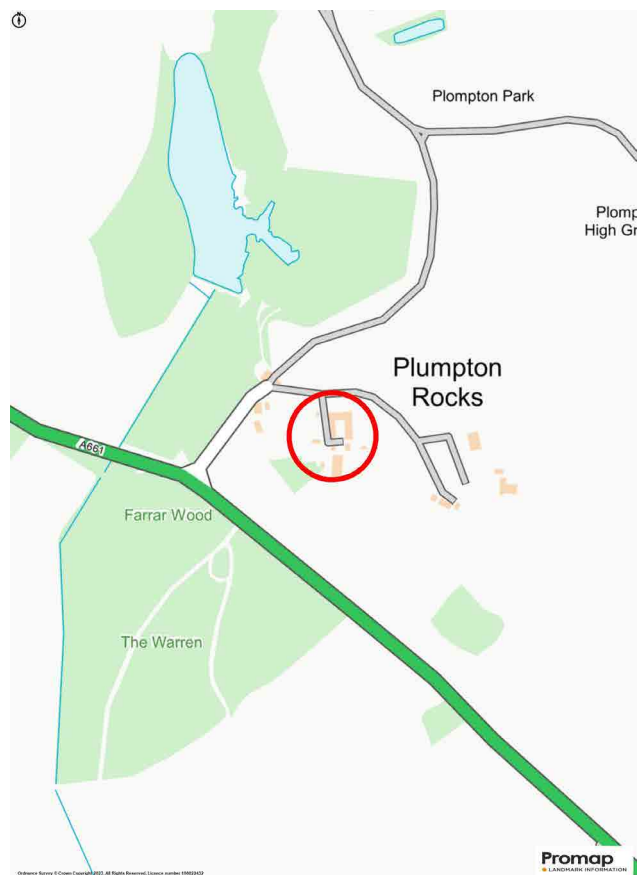
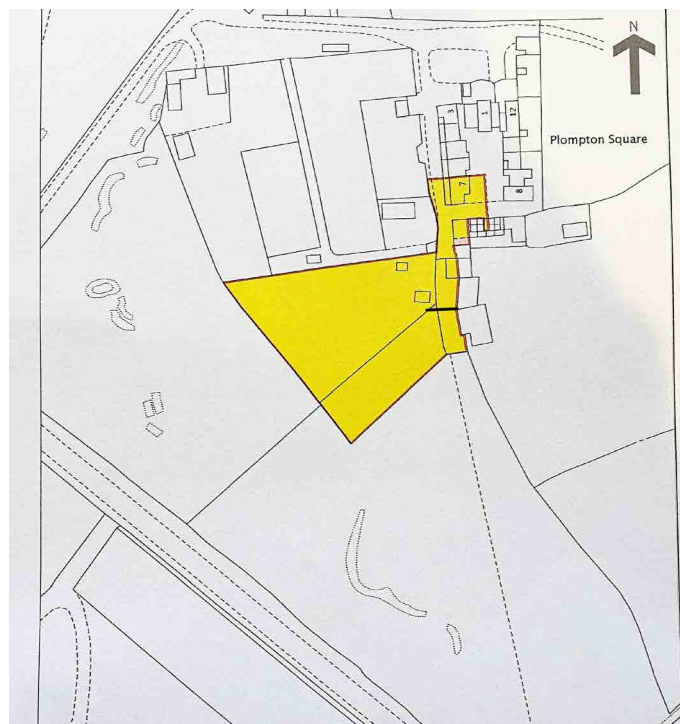
## Agent's Note 1

The main house and the annexe both have high fibre Broadband.

The main house has a gas central heating system. The annexe has an independent electric heating system.

## Agent's Note 2

The aerial photograph has a red line to show the approximate garden boundary, which is included in the sale. Please note that the area outlined in blue show the land that is available by way of a separate negotiation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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